



Broad Reach 2 Butt Park



STAGS

Broad Reach 2 Butt

Stokenham, Kingsbridge, Devon TQ7 2SH

A wonderful, detached, dormer-style bungalow situated in the highly desirable village of Stokenham. The property has four bedrooms, two shower rooms, open-plan kitchen diner, sitting room and sun room. Enjoying fine views over the village and surrounding countryside. Within walking distance of amenities and the beach. All set within a generous plot with beautiful mature gardens, driveway parking and a garage.

- Detached village property
- Village and countryside views
- Dormer Style with Four bedrooms
- No onward chain
- Freehold
- Sought after location
- Beautiful gardens
- Driveway and garage
- Within walking distance of amenities and the sea
- Council Tax Band D

Guide Price £600,000

SITUATION

Stokenham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar. It is half a mile or so from Chillington which also has a thriving local community and more facilities than many similar villages in the area which include a village Inn, post office/general stores, and centrally located health centre. Torcross, famous for its beach and the Slapton Ley Nature Reserve is just over a mile away whilst the market town of Kingsbridge lies some 6 miles or so to the West. The historic naval town of Dartmouth is just a little further in the opposite direction.

DESCRIPTION

A wonderful detached property situated in the highly desirable village of Stokenham enjoying fine views over the village and surrounding countryside. The property is a dormer style bungalow set within a generous plot with beautiful mature gardens, driveway parking and a garage. This is the first time this property has come to the market since it was new in 1966, it presents a superb opportunity to enhance and modernise.



ACCOMMODATION

The accommodation is spacious and beautifully light and includes a welcoming entrance hall with doors leading to all rooms. The living room is a good size with large picture window facing the front and feature fireplace with open fire. The kitchen is fitted with a comprehensive range of wall and base units, with built-in double oven and electric hob and is open to the dining area. Door leads through to the sun room which enjoys views over the garden and surrounding rolling countryside. The rear entrance hall/porch provides utility space and boot room along with providing pedestrian access to the garden and garage. The ground floor also provides a double bedroom, single bedroom/study and a shower room. On the first floor there are two generous double bedrooms, both with built-in cupboards and a shower room.

OUTSIDE

The property sits nicely within its generous plot, there is parking to the front and access to the garage, along with a pretty garden area. Access to the side provides access to the recently installed oil tank and further garden. The rear garden is mainly laid to lawn with a wonderful mix of mature shrubs providing year round color, hedging providing good privacy and patio area.

SERVICES

Mains electric, water and sewage with oil fired central heating.

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge office. Tel: 01548 853131.

DIRECTIONS

From Kingsbridge, take the A379 through the villages of West and East Charleton, Frogmore, Chillington and continue to Stokenham. At the crossway in Stokenham, turn left and pass the school on the left hand side. Bear right into Kiln Lane and follow this road past the primary school bearing right and take the next turning on the right into Butt Park and immediately right where number 2 can be found on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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These particulars are a guide only and should not be relied upon for any purpose.



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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