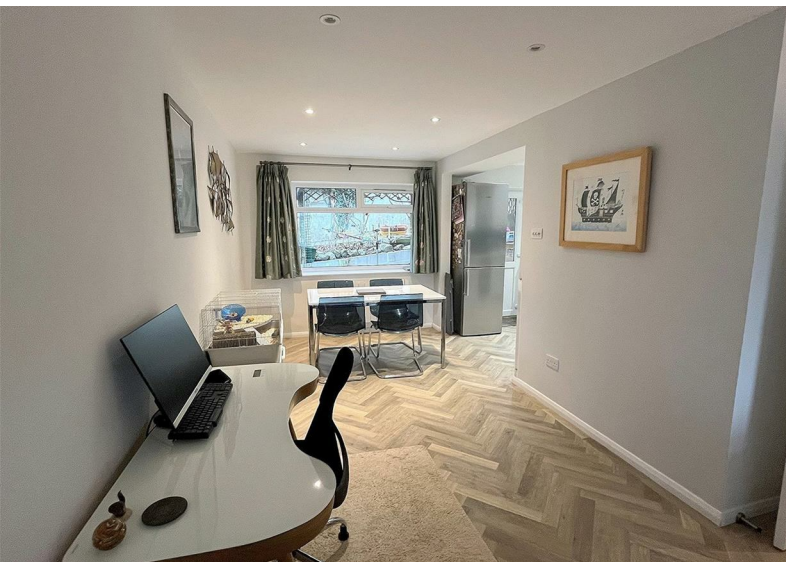




**13 Saunders Way**  
West Charleton  
£335,000

*Freeborns*  
ESTATE AGENTS

A well presented three bedroom family home located within this semi-rural South Hams village and benefitting from having far reaching countryside views, solar panels with a connected storage battery and a garage. The property has also been successfully used as a holiday let.





# 13 Saunders Way, West Charleton, TQ7 2BS

## ENTRANCE HALL

Staircase to first floor, built-in cloaks cupboard, wall mounted electric heater, recessed ceiling downlighters 'Karndean' flooring, doors to;

## LOUNGE/DINING ROOM

### LOUNGE AREA

Double glazed window to front and side with countryside views towards the estuary, wall mounted electric heater.

### DINING AREA

Double glazed window to rear, wall mounted electric heater, recessed ceiling downlighters, 'Karndean' flooring, opening to kitchen.

## KITCHEN

Double glazed window and door to rear, modern refitted-'Howdens' kitchen comprising of a range of base and wall mounted units, granite effect worksurfaces, inset 1 1/2 bowl single drainer, stainless steel sink with swan neck mixer tap, inset 4 ring electric induction hob, built-in Dutch oven and grill under, stainless steel electric chimney hood above, tiled splashbacks, integrated dishwasher, recessed ceiling downlighters, 'Karndean' flooring.

## SEPARATE WC

Low-level close-coupled WC, wash hand basin, understairs storage cupboard, recessed ceiling downlighters, extractor fan, 'Karndean' flooring.

## FIRST FLOOR LANDING

Loft access hatch, airing cupboard housing hot water tank.

## BEDROOM ONE

Double glazed window to front offering countryside views towards the estuary, wall mounted electric radiator.

## BEDROOM TWO

Double glazed window to rear offering countryside views, wall mounted electric radiator.

## BEDROOM THREE

Double glazed window to front offering countryside views, wall mounted electric radiator.

## BATHROOM

Double glazed frosted window to rear, modern refitted white suite comprising of a panelled bath with a 'mira zest' electric shower over, vanity unit with wash hand basin, close coupled WC, fully tiled walls, tiled floor, extractor fan, recessed ceiling downlighters, wall mounted chrome-heated towel rail.

## OUTSIDE

### REAR COURTYARD

Enclosed patio with door to kitchen, wooden built storage cupboard with plumbing for washing machine.

### FRONT TERRACE

Patio with outdoor seating area that experiences countryside views towards the estuary.

### GARAGE 16'3" X 8'0" (4.96 X 2.45)

### EPC: C

### ADDITIONAL INFORMATION

The property is also let as a successful Air b'n'b for part of the year.

### LOCAL AUTHORITY

South Hams District Council

## SERVICES

Electricity, water and drainage are connected.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## 13 Saunders Way, TQ7 2BS

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



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