



1 Scotts Close
Churchstow
£390,000

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ESTATE AGENTS

Nestled in the charming village of Churchstow and located in a residential cul-de-sac this well presented home offers far reaching countryside views and a well-thought-out layout, including two shower rooms, a utility room, loft room and features driveway parking.



1 Scotts Close, Churchstow, TQ7 3RB

ENTRANCE PORCH

Tiled floor, door to;

ENTRANCE HALL

Loft access hatch, radiator, staircase to loft room, doors to;

KITCHEN/BREAKFAST ROOM

Dual aspect room with double glazed windows to front and side aspects, range of free standing units with drawers and open shelving, further base cupboard unit, granite worksurface, inset stainless steel twin bowl sink with swan neck mixer tap, bottled/LPG gas connection, space and plumbing for a dishwasher, radiator, tiled floor, picture rail, recessed ceiling downlighters, opening to;

STUDY

Double glazed bay window to front with countryside views, radiator built-in cupboard, doors to;

SITTING ROOM

Double glazed window to front with countryside views, radiator, fireplace with tiled hearth, bottled/LPG gas fire, tongue and groove panelling to ceiling.

BEDROOM ONE

Dual aspect room with double glazed windows to front and side aspects, radiator, built-in wardrobes.

BEDROOM TWO

Double glazed French doors to rear aspect, radiator, roof light window, exposed stripped wood flooring, tongue and groove panelling to ceiling.

UTILITY ROOM (PREVIOUSLY A BEDROOM)

Double glazed window to rear aspect, radiator, cupboard unit with single drainer stainless steel sink, worksurface with plumbing for a washing machine and space for a dishwasher or tumble dryer under. Exposed stripped wood flooring, tongue and groove panelling to ceiling.

SHOWER ROOM

Walk-in shower enclosure, wash hand basin inset into a tiled worksurface, hidden cistern WC, wall mounted heated towel rail, built-in airing cupboard, tiled floor, extractor fan, recessed ceiling downlighters, tongue and groove panelling to ceiling.

WET ROOM

Shower, corner wash hand basin, low level WC, wall mounted chrome heated towel rail, tiled floor, fully tiled walls, recessed ceiling downlighters, extractor fan, tongue and groove panelling to ceiling, under stairs storage cupboard with plumbing for washing machine.

LOFT ROOM (CURRENTLY USED AS A BEDROOM)

Skylight with Velux window to front and rear aspects, radiator, tongue and groove panelling to walls, bespoke built-in bookcase, recessed ceiling downlighters, access hatches to eaves storage.

OUTSIDE

FRONT GARDEN

With bark chippings, mature shrubs and plants, driveway parking to side.

REAR GARDEN

Patio area with walled garden stocked with native plants and shrubs, oil tank, oil fired central heating boiler, wooden garden storage unit.

EPC: E

COUNCIL TAX BAND: D

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.

Scotts Close, Churchstow, Kingsbridge, TQ7

Approximate Area = 1382 sq ft / 128.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Freeborns Estate Agents. REF: 1238680



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