



Luscombe Maye
Estate Agents



19 Lyte Lane
West Charleton
Kingsbridge
TQ7 2BW

Guide Price £375,000

A delightful detached 3 bedroom bungalow with beautiful far reaching views, easy to maintain garden, parking and garage.

- Walking distance to Public House and bus stop
- Beautiful Views
- Well presented throughout
- Oil fired central heating
- Wrap around gardens



Full Description

HOW TO GET THERE

Proceed out of Kingsbridge on the A379 and continue into the village of West Charleton passing the primary school on your right, take the next turning left into Lyte Lane, follow Lyte Lane past the turning into Saunders Way, Number 19 will be found on the left hand side.

SITUATION

The property enjoys an enviable position with in this popular select cul-de-sac with panoramic views across the Salcombe/ Kingsbridge estuary to nearby countryside and beyond.

The sought after village of West Charleton offers a well-regarded public house, The Ashburton Arms and Primary School and a church. The village offers a regular bus service every hour throughout the day to Dartmouth and Plymouth.

The surrounding South Hams countryside is host to a wide variety of recreational opportunities including an indoor sports centre and swimming pool at Quayside Leisure Centre in Kingsbridge, two 18-hole golf courses flanking the mouth of the River Avon at Thurlestone and Bigbury and sailing at Salcombe and Dartmouth. There are also good shopping facilities in Kingsbridge, Dartmouth and Salcombe.

There are numerous sandy beaches and coves around the coastline much of which is owned by the national trust and traversed by the Devon South Coast Path.

DESCRIPTION

19 Lyte Lane is a well presented and naturally bright detached bungalow with south facing and far reaching views across the countryside and estuary to Salcombe in the distance.

The property offers spacious living room with splendid views, kitchen/dining room, 3 bedrooms (master ensuite), family bathroom and utility room.

The property offers driveway parking for 3 vehicles, and a single garage. to the front of the property is a gently sloping lawned garden with established flower beds to borders leading to a side garden and on to a large spacious decking, enjoying a south facing and gloriously sunny aspect with far reaching and beautiful views.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

KITCHEN/ DINING ROOM

A bright and spacious room with two windows overlooking the front garden with a pedestrian door to side. Fully fitted kitchen with granite effect worksurfaces, one and half bowl stainless steel sink unit with mixer taps. Space for dishwasher. Breakfast bar.

LIVING ROOM

With sliding patio doors to the rear garden and enjoys far reaching views. Wood burning stove.

MASTER BEDROOM

A generous double bedroom affording fine countryside views. Built in wardrobe space with shelving and hanging space.

ENSUITE SHOWER ROOM

Large double shower, pedestal hand basin, low level WC. Window to rear.

BEDROOM 3

A dual aspect double bedroom with fitted storage cupboard.

BEDROOM 2

With window to rear enjoying far reaching views.

UTILITY ROOM

With space and plumbing for washing machine. Oil fired boiler.

BATHROOM

A white 3 piece suite comprising panelled bath with shower over, low level WC with concealed cistern, hand basin with vanity unit below.

OUTSIDE

To the rear front of the property is a driveway with parking for 3 vehicles leading to a single garage with up and over door and power.

A gently sloping pathway leads to the front door with elevated established flowerbed to the borders with a lawned garden above. To the side of the property is space for a greenhouse and access to the rear terrace.

Accessed from either side of the bungalow, is a large decked terrace enjoying splendid views across the countryside to the Kingsbridge and Salcombe Estuary. The delightful sun trap garden offers space for a summer house and garden shed/ store. Below the decking is a sloping and south facing vegetable garden.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Solar panels for hot water.

COUNCIL TAX

The property is council tax band 'D'

NB

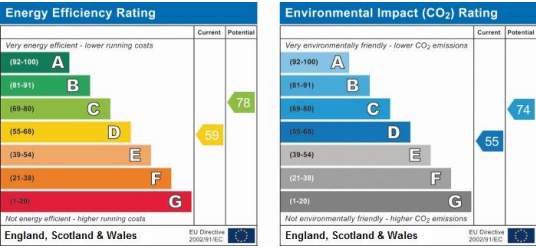
Pursuant to section 21 of the Estate Agency Act 1979, a member of Luscombe Maye has an association with the owner of this property.

LOCAL AUTHORITY

South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE
Tel: 01803 861234.

VIEWING

Strictly by appointment with the agents:
Luscombe Maye
62 Fore Street
Kingsbridge
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TQ7 1PP
Tel: 01548 857474



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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