28 CHARLETON WAY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

28 CHARLETON WAY

Description
Nestled within a generous and private plot, this charming detached bungalow offers superb views across the estuary towards Salcombe. The property combines spacious, well-planned accommodation with an idyllic setting surrounded by a beautifully landscaped garden.

Internally, the property is both light-filled and versatile. The well-equipped kitchen/dining room is a welcoming space ideal for both everyday living or entertaining, and has direct access and views onto the garden. A separate utility room adds practicality, keeping laundry and household tasks neatly tucked away from the main living areas. The sitting room with inset fireplace is a particular highlight, flooded with natural light throughout the day thanks to its dual aspect windows. This elegant yet comfortable room provides the perfect vantage point from which to take in the stunning views, creating a relaxing environment in all seasons. The bungalow offers three generously proportioned double bedrooms, each thoughtfully designed to provide comfort and flexibility. The principal bedroom benefits from its own en-suite shower room, creating a private retreat within the home. The remaining two bedrooms are served by a well-appointed family bathroom, ideal for guests or family members.

To the front is a lawned garden with flower and shrub borders, driveway parking for a couple of vehicles along with a detached garage with additional parking in front, offering both convenience and storage.
The rear garden and decking area are a true feature of the property. Extending across a large plot, the garden has been beautifully maintained and carefully planted to offer year-round interest. Whether enjoying a quiet morning coffee, entertaining friends, or simply appreciating the natural surroundings, the outdoor space provides an exceptional extension of the home. The elevated positioning ensures that the estuary and countryside views can be enjoyed throughout the seasons from both inside and out.

This delightful bungalow represents a rare opportunity to acquire a home that balances comfort, space, and location with such ease. With its generous accommodation, stunning outlook, and attractive gardens, it is perfectly suited as a permanent residence or coastal retreat, in one of the South Devon's most desirable areas.

Situation
The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including a Primary School and Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

Directions
what3words - rates.curls.mailings
From Kingsbridge take the A381 Dartmouth coast road, leaving town with the head of the estuary on your right-hand side. Go over Bowcombe Creek bridge and into the village of West Charleton, immediately before The Charleton pub, turn left, follow the road all the way up where No.28 will be found on your left-hand side.





PROPERTY DETAILS

Property Address
28 Charleton Way, West Charleton, Kingsbridge, Devon TQ7 2AN

Mileages
Kingsbridge 1.5 miles; Salcombe 7.5 miles; Dartmouth 13 miles; Plymouth 22 miles; A38 12 miles (distances are approximate)

Services
Mains electricity, water and drainage. Hot water fed radiators. Mains smoke alarms. Battery operated Carbon Monoxide alarm.

EPC Rating
Band D. Current: 58, Potential: 69

Council Tax Band
D

Tenure
Freehold

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

Key Features

- Charming detached bungalow
- Beautifully presented throughout
- Superb views to the estuary, Salcombe and surrounding countryside
- 3 double bedrooms, two with built-in storage
- Well-equipped kitchen/dining room with separate utility room
- Dual aspect sitting room
- En-suite shower room and family bathroom
- Large, private, landscaped rear garden with decked seating
- Driveway parking and garage
- No onward chain

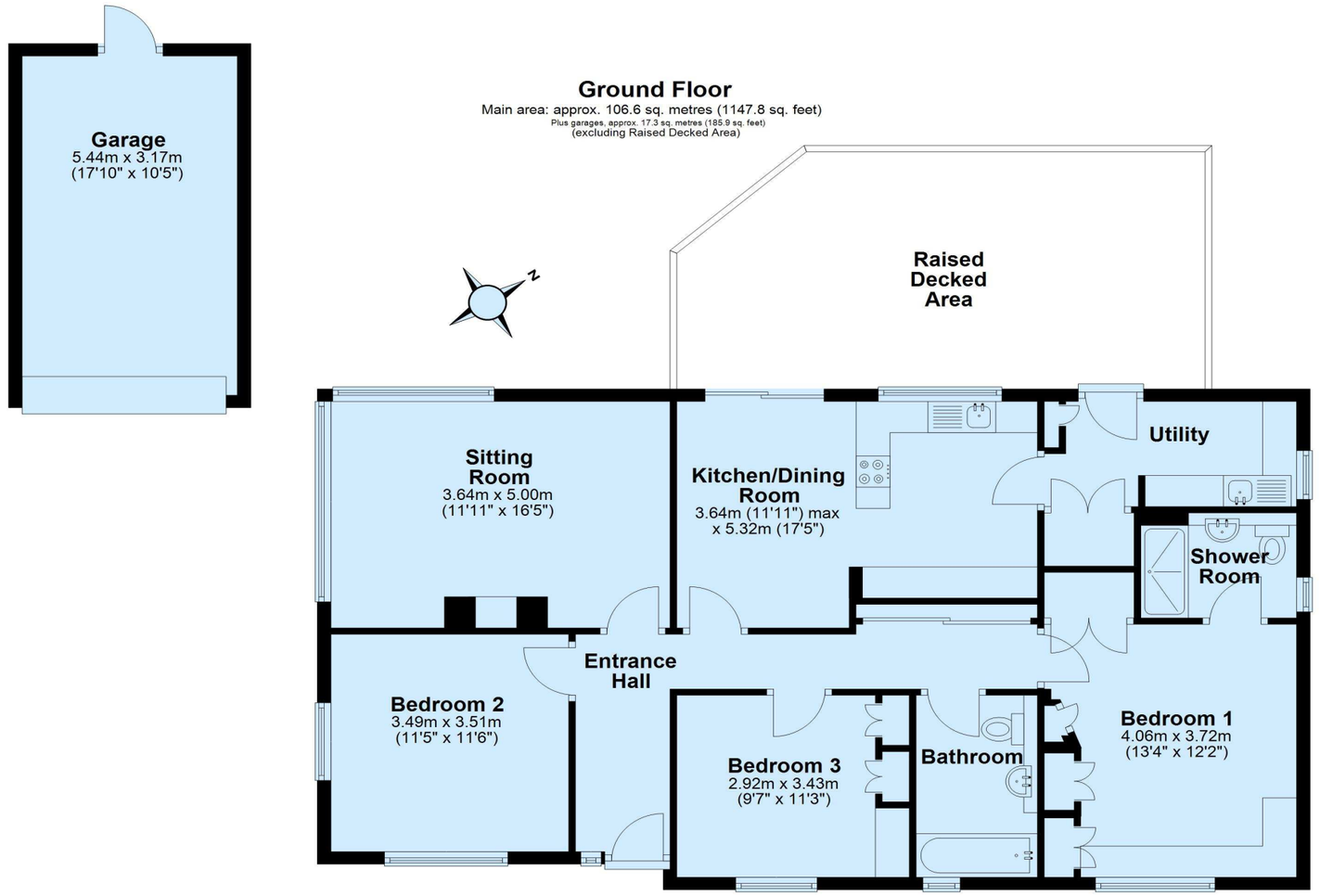
Fixtures & Fittings
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.





FLOOR PLAN



Main area: Approx. 106.6 sq. metres (1147.8 sq. feet)
Plus garages, approx. 17.3 sq. metres (185.9 sq. feet)

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