



CHI

NIMROD
STOKENHAM • TQ7 2SF



NIMROD

GROUND FLOOR

Entrance Hallway | Open Plan Kitchen/Living/Dining Room |
Bedroom 1 With En-Suite Shower Room | Bedroom 2 | Bedroom 3 |
Family Bathroom. | Utility

EXTERNAL

Private Driveway | Front Lawned Garden | Rear Garden | Terrace



“ A beautifully presented home with rural views and village location”...

Step inside Nimrod and you're immediately greeted by a practical entrance hallway – the kind of space every home needs.

- Privately secluded and set back from the road
- Modern property- move in ready
- Walking distance to village pub
- Short drive to Torcross Beach

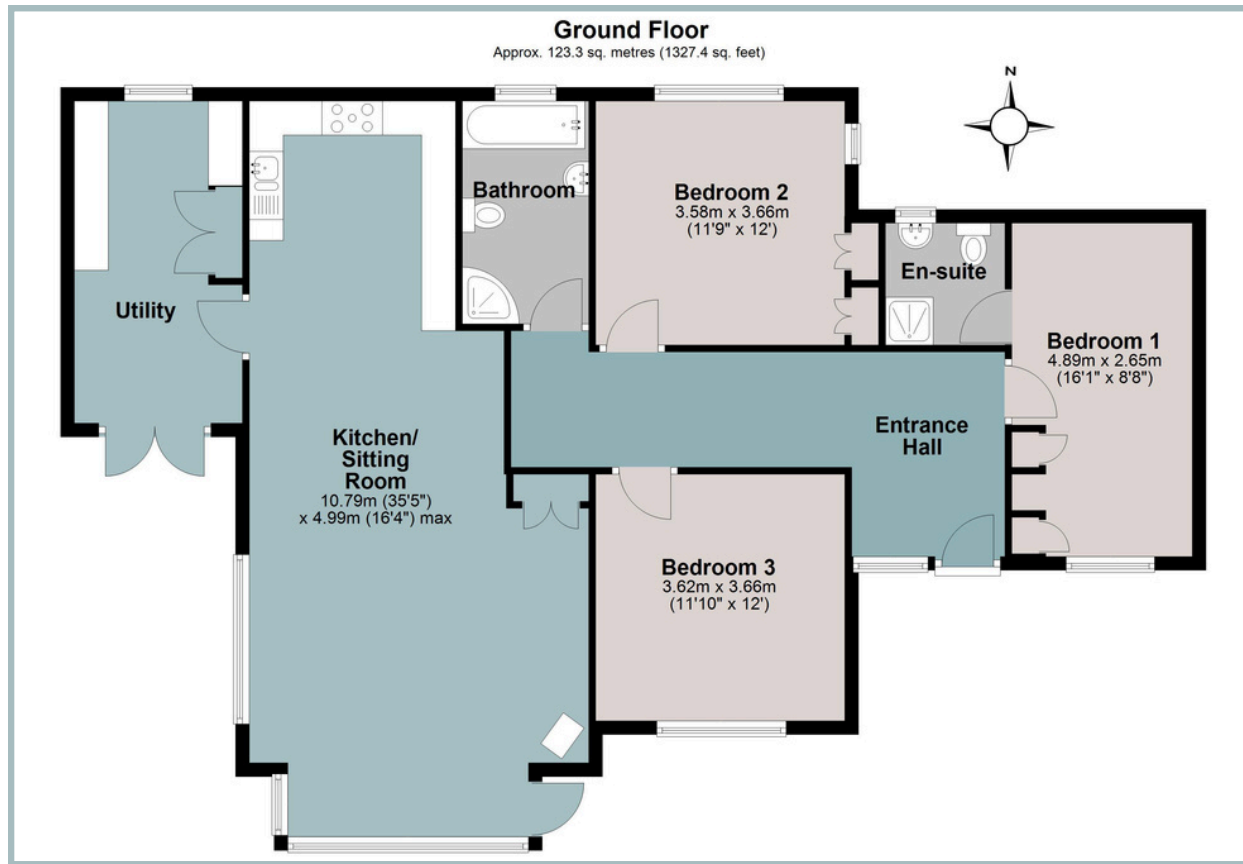
From here, you're drawn into the hallway, which leads into a beautifully designed open-plan kitchen, living, and dining room – light-filled, social, and effortlessly functional. The kitchen features both wall and floor cupboards, space for a fridge/freezer, and a breakfast bar. The living area has a log burner which adds warmth and character, while a large picture window frames views across the countryside. There's also a door leading to the front of the house, enhancing the indoor-outdoor flow. Just off the kitchen is the utility room – with plumbing for a sink, wall and floor cupboards, and room for your white goods. It also has its own door onto the front terrace.

Continue through the hallway and you'll find the bedrooms. The main bedroom is generously sized and benefits from built-in wardrobes and an en-suite shower room. Bedrooms two and three are both excellent doubles, bedroom two with its own built-in storage and plenty of natural light. The family bathroom has a separate shower and bath.

Outside, Nimrod has just the right balance of garden and practicality. There's a private driveway, a lawned front garden, and a terrace that catches the sun – perfect for entertaining or unwinding. At the rear is a more secluded garden which consists of a patio and chippings.



TOTAL APPROXIMATE AREA: 123.3 SQ M 1327.4 SQ FT



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Air Source Heat Pump.

EPC: Current D (63) Potential C (69)

Viewings: Very strictly by appointment only

Location: This charming village offers the perfect blend of community and convenience, close to Torcross and Chillington. Stokenham features a highly regarded Primary School and popular local spots like The Church House Inn, a sister pub to Beesands' Cricket Inn. Chillington adds amenities such as a health center, post office, hairdresser, gym, and boutique shops. The area boasts numerous nearby beaches, ideal for year-round coastal walks, while Stokeley Farm Shop provides fresh local produce. Kingsbridge Academy, one of the UK's top-rated schools, serves the area. Residents enjoy regular sports, markets, social events, boat moorings, and excellent transport links to Dartmouth, Salcombe, and beyond, with easy access to beaches, coves, and countryside trails.

Directions: Starting from Kingsbridge head towards Dartmouth on the A379, passing through the villages until you reach Stokenham. At the roundabout take the left turning onto Kiln Lane and follow the road around to the right. Continue on this road and the property is on your left.

What three words: ///occupiers.dries.binds

Kingsbridge 5.4 miles - Totnes 14.1 miles (Railway link to London Paddington) - Dartmouth 10.6 miles