



CHI

4 VALLEYSIDE

WEST BUCKLAND



TQ7 3AE



4 VALLEYSIDE

GROUND FLOOR

Entrance Hallway | Living Room | Dining Room | Kitchen | Utility
Shower Room

FIRST FLOOR

Family Bathroom | 3 Bedrooms

EXTERNAL

Large Tiered Landscape Garden | Parking



“A light and spacious 3 bedroom property,
walking distance to the beach”...

As you enter 4 Valleyside, you are welcomed by an open hallway featuring convenient storage under the stairs. The hallway leads into a cosy living room with a log-burning stove, perfect for creating a warm and inviting atmosphere. French doors open out to the front garden, seamlessly blending indoor and outdoor living.

- Beautiful Countryside Views
- Walking Distance To Bantham Beach
- Light And Spacious Accommodation
- Parking
- Lovely Garden
- South Facing

Adjacent to the living room is the dining room, which also boasts French doors that lead out to a decked terrace, making it an ideal space for entertaining. The galley-style kitchen, situated further into the property, offers ample worktop space and countryside views. It is equipped with an electric hob and has designated spaces for white goods.

Connected to the kitchen is a utility room, providing space for a washing machine and tumble dryer under a counter. This room also features a convenient w/c and shower, with side door access. This setup is perfect for rinsing off after a day at the beach.

Ascending to the first floor, you will find three bedrooms. Two are spacious doubles, and the third is a light and airy single, each offering ample space for wardrobes. The family bathroom is also located on this floor. Additionally, there is potential to convert the loft into extra rooms, subject to planning permission, providing an opportunity for future expansion.

Outside, the property features a tiered lawned back garden accessed via steps. A wooden pergola creates a charming spot for al fresco dining.

The property has allocated two spaces in the car park. The property is conveniently located near Thurlestone Primary School and local beaches, including Bantham and South Milton Sands, making it a perfect home for those who enjoy coastal living.



TOTAL APPROXIMATE AREA: 105.8 SQ METRES 1138.4 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: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating.

EPC: Current E (43) Potential C (80)

Purchase Restrictive Covenant: A purchaser of the property must have lived and/or worked in Devon for three years immediately prior to purchase.

Viewings: Very strictly by appointment only

Location: West Buckland is a picturesque hamlet located within a short stroll from the coastal villages of Bantham and Thurlestone. Bantham beach, famous for its surfing, offers a range of watersport lessons and equipment hire. Lifeguards are on duty in the summer months (from May - September) and a no dog policy is in place from May - October but there are plenty of walks around the sand dunes and along the riverside. The Sloop Inn, Bantham, "your local" serves up some of the best food in the area. There's also the Gastrobus, located by the beach which is open daily 10am-5pm serving up breakfast, snacks and pizzas! The coastal path leading from Bantham to the village of Thurlestone is a lovely moderate 3-mile walk and it's dog friendly! The Village Inn, Thurlestone, is another popular local pub that serves up delish food and for a more rustic beach -themed affair, try The Beach House, located at the far end of Thurlestone beach. The market town of Kingsbridge offers all amenities from butchers, bakers, pharmacies and supermarkets. There's also a leisure centre with a gym and indoor swimming pool, two play parks, tennis courts, pubs, restaurants, take-aways, paddle-board hire and river trips up the estuary to Salcombe.

Directions: From Kingsbridge follow the A381 towards Thurlestone. Turn right at Clanacombe Cross which is sign posted Buckland. Continue through the hamlet and at the Chapel turn right going up the hill and take the next right into the car park.

Salcombe 7.8 miles - Totnes 16.4 miles (Railway link to London Paddington) - Kingsbridge 4.2 miles