

# MARTON



Saunders Way • West Charleton





Tucked away at the end of a private road, Marton is a detached bungalow with beautiful views of the estuary and surrounding countryside. As you enter the kitchen, you are welcomed by beautiful views of the estuary and countryside. The living room affords the same beautiful views as the kitchen, with woodburner in fireplace recess and sliding doors onto the south facing decked terrace, perfect for al fresco dining. There is a conservatory with countryside and estuary views, a lovely place to sit and relax along with two good sized double bedrooms and a shower room. Outside there are wrap around gardens with two sheds, greenhouse, under property storage and an external boiler cupboard housing the oil fired boiler. The property has a single garage in a block with parking space to the front.

West Charleton is a village very popular for all ages. Its amenities are within an easy walking distance which include a primary school, village hall, Public house (currently undergoing extensive refurbishment) and bus stop on the main Dartmouth, Kingsbridge, Plymouth route. A footpath from the village leads to the wildlife haven of West Charleton Marshes and the Estuary foreshore.

Within two miles is the market town of Kingsbridge offering a wide range of commercial, retail, health, sports and educational facilities. The coastline between Start Point, East Prawle and East Portlemouth, is within five miles, with extensive cliff walks, sheltered coves and sandy beaches. Access to Kingsbridge Estuary is within a mile at Newbridge on Bowcombe Creek with boat launching facilities and where moorings may be available to residents subject to the Harbour Masters regulations.





**CHARLES HEAD**

EST. 1902

EXPERTS IN PROPERTY

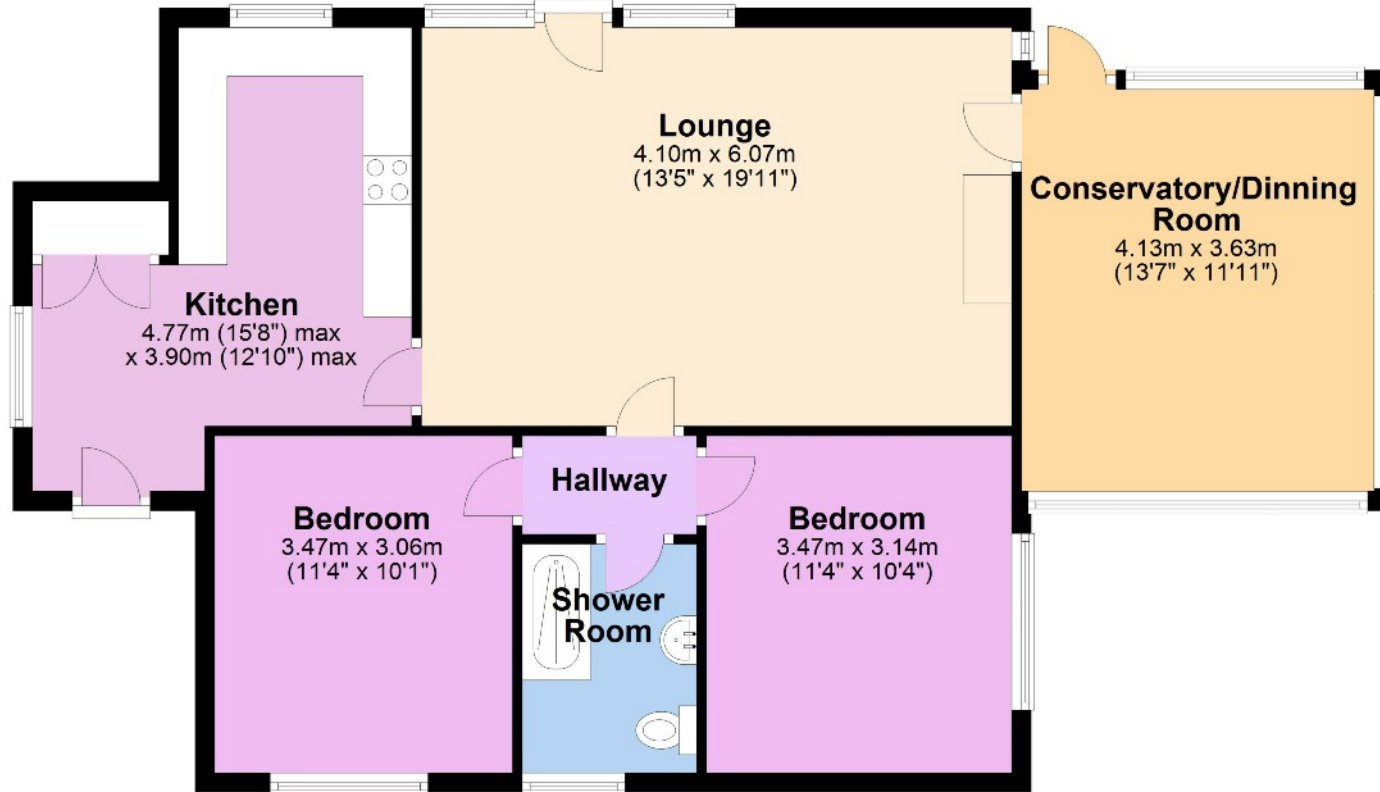
**Services:** Mains electricity, water and drainage. Oil fired central heating. PV solar panels.

**Tenure:** Freehold

**Directions:** From our Kingsbridge office, take the A379 towards Dartmouth. Follow the main road through West Charleton and take the right hand turning into Lyte Lane. Follow the road around and take the first left hand turning into Saunders Way. Marton is located at the end of cul de sac.

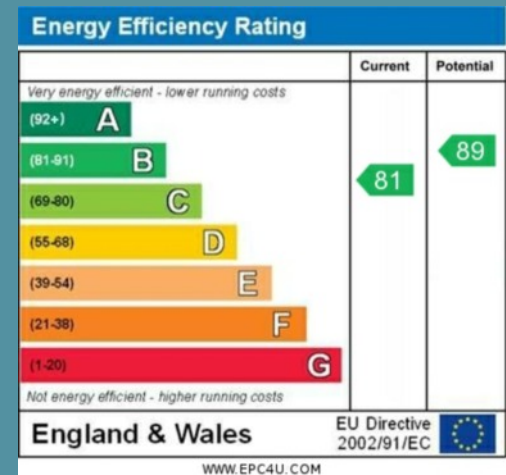
### Ground Floor

Approx. 84.5 sq. metres (909.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.7 sq. feet)

# Marton West Charleton • TQ7 2BS



#### DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.