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TIDES REACH
WEST CHARLETON • TQ7 2AD

TIDES REACH

GROUND FLOOR

Large Entrance Hallway | Living/Dining Room | Kitchen | Study | Bedroom 1 With En-suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom | Workshop

EXTERNAL

Private Driveway With Parking For Multiple Vehicles | Garage | Large Garden Laid To Lawn





“4 bedroom detached bungalow with lovely water and countryside views”...

Tides Reach is a well maintained detached bungalow, offering a high level of privacy and stunning views in a quiet cul-de-sac in West Charleton. This cherished family home has been lovingly cared for over the years and is perfect for those looking to relocate, upsize, downsize, or find a fantastic lock-up-and-leave property. With no onward chain, this home is ready for its next chapter. It provides easy access to local amenities, bus routes, and the town of Kingsbridge, all while offering a peaceful and private setting.

- Privately secluded and set back from the road
- Rural and water views
- 4 well proportioned bedrooms
- Driveway parking with double garage
- Short drive to amenities in Kingsbridge
- Close proximity to pub





Inside, the property boasts a welcoming entrance hallway with a storage cupboard, a kitchen with a pantry leading into the dining area, and a rear hallway with built-in storage. The spacious open-plan living and dining area is bright and airy, featuring sliding doors that open onto the garden and showcase the countryside and estuary views. A small office adjacent to the dining area also enjoys these lovely views.

The accommodation includes a master bedroom with an en-suite shower room, a second bedroom, two single bedrooms, and a family bathroom. The property has been updated with new carpets, fresh paint, and updated plumbing, making it ready to move into, with plenty of potential for future improvements.

Externally, Tides Reach is equally impressive, with a detached double garage that has electricity and water, a private driveway offering space for multiple cars, and a beautifully maintained rear garden with stunning Estuary views.

The garden wraps around the bungalow, providing different spaces to enjoy the peaceful setting, including a lawn that overlooks the local church and distant estuary.

With its privacy, wonderful views, and well-maintained interiors, Tides Reach is the ideal home for those looking to settle in a peaceful yet accessible location.



WEST CHARLETON

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 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.

Salcombe 7.7 miles - Totnes 15.5 miles (Railway link to London Paddington) - Kingsbridge 1.8 miles





TOTAL APPROXIMATE AREA: 117.5 SQ M 1264.7 SQ FT



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Oil Fired Central Heating

EPC: Current E (43) Potential C (72)

Viewings: Very strictly by appointment only

Directions: As you enter West Charleton if you are heading from Kingsbridge, take the first left into Church Lane and continue up the hill for a short distance. Take the second right hand turning into a cul-de-sac and follow the first lane on your right down the driveway which is also sign posted with Tides Reach. You will find the bungalow on your right hand side.

What Three Words: [///tomato.monkey.often](https://tomato.monkey.often)

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