



Fulmar

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3 Start View, Hallsands, Kingsbridge, Devon, TQ7 2EX



East Portlemouth (foot ferry to Salcombe)
15 mins Kingsbridge 9 miles Dartmouth 10 miles

A beautifully-presented modern home, yards from the sea with stunning views over Start Bay.

- Four bedrooms (master en-suite)
- 19' Sitting room
- Superbly-fitted 23' Kitchen/Diner
- Fully-tiled family bathroom
- Allocated parking
- Gardens to front and rear.

Guide price £625,000

SITUATION AND DESCRIPTION

Hallsands is a small village of just a handful of properties in the South Hams, itself an Area of Outstanding Natural Beauty (AONB) and is flanked by a Site of Special Scientific Interest (SSSI) creating a haven for wildlife and bird lovers. It is within easy reach of Kingsbridge and Dartmouth and there are many beaches close by including Lannacombe, Mattiscombe and Blackpool Sands.

Start View is a select development of just five similarly-styled properties, built using traditional methods around 10 years ago. The property benefits from underfloor central heating and double glazing. It has been successfully used for lucrative holiday letting (generating circa £30,000 from around 20 weeks occupancy) and is now available on a "lock, stock and barrel" basis, by separate negotiation, if required.

Please refer to the attached floor plan and the accommodation comprises:-

GROUND FLOOR

SPACIOUS ENTRANCE/RECEPTION HALL: oak flooring which extends throughout much of the property. Solid panelled doors. Staircase up to the first floor, with generous built in storage cupboard below.

SHOWER ROOM: three piece suite in white and tiled flooring.

MASTER BEDROOM: a dual aspect room with glorious rural views and French doors to rear patio. Large walk-in wardrobe. Beautifully appointed and extensively tiled EN-SUITE BATHROOM with luxury Roca suite.

BEDROOM: window to front with stunning sea views.

FIRST FLOOR

LANDING: airing cupboard housing hot water tank. Carpeted staircase to second floor.

LIVING ROOM with two windows to the

front aspect and stunning views across the beach and out to Start Bay. Fireplace recess with fitted wood burner.

KITCHEN/DINING ROOM: Beautifully-appointed kitchen area with a range of quality units and solid granite work surfaces and matching upstands and inset sink. Rangemaster double oven with gas hob and extractor over. Part-vaulted ceiling with electric Velux. Siemens dishwasher. French doors leading to the DECK. **UTILITY AREA** with matching units.

SECOND FLOOR

Both **BEDROOMS** on this floor have Velux windows and enjoy either coastal or countryside view. The **BATHROOM** is extensively-tiled and fitted with a luxury, four-piece Roca suite in white.

OUTSIDE

To the front is a good-sized paved/gravelled garden with a large **DECKED AREA** for sitting out etc., whilst to the rear is a south-west facing **PATIO** from where wonderful countryside views are enjoyed. **PARKING:** Allocated parking immediately to the front of the property plus a further two spaces in an adjacent car park just a few yards away.

VIEWING

As the property is often holiday let, viewings may have to be on changeover day, ie Friday between 11.00 - 14.00hrs

SERVICES

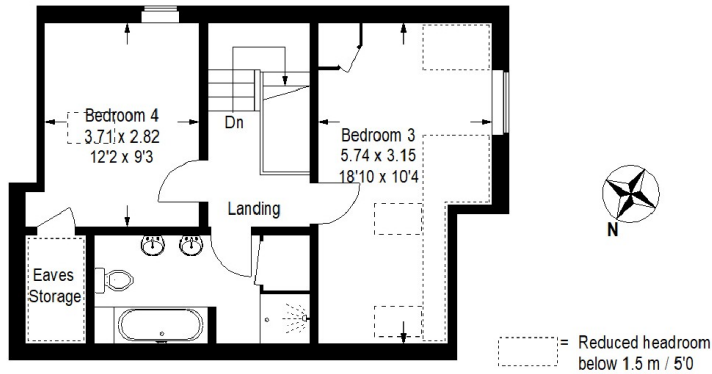
Mains electricity and water. Private communal drainage system.

DIRECTIONS

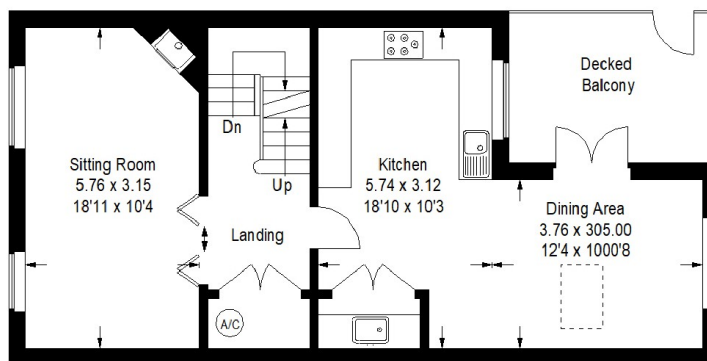
From Stokenham on the A379, turn right signed East Prawle. After two miles or so fork left at Dunstone Cross signed Start Point/Kellaton. After a further half a mile turn left at Muckwell Hill signed North Hallsands. Follow this road into North Hallsands and the property will be found on the right hand side past the Car Park.



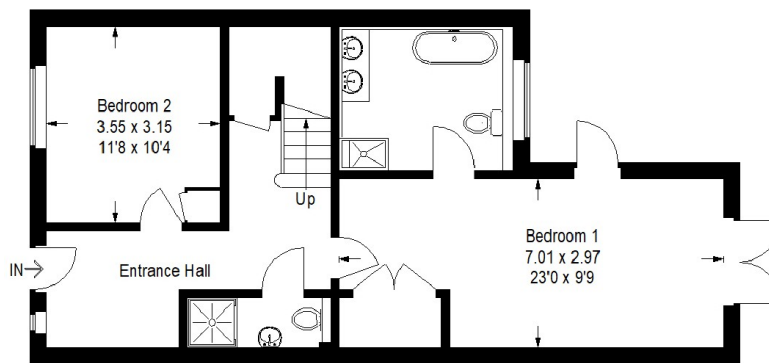
Approximate Gross Internal Area
164.9 sq m / 1775 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID568403)

These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(70-80) C			
(55-68) D				(59-69) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
			85			73	92

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