



Brimbles, 14 Charleton Way

West Charleton, TQ7

Guide Price £485,000



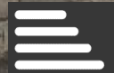
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BRIMBLES, 14 CHARLETON WAY

West Charleton, Kingsbridge, TQ7 2AN

Summary:

A well-presented three-bedroom bungalow in an elevated position at West Charleton, enjoying far-reaching estuary and countryside views. Features include a modern kitchen/diner, garage, parking, and a private rear garden backing onto fields.

The Property:

14 Charleton Way is a well-presented three-bedroom bungalow, set in an elevated position in West Charleton. Its location offers far-reaching views across the countryside and estuary, stretching from Start Point to Malborough.

The property opens into a spacious hallway with room for coats and shoes, providing access to all principal rooms.

To the left is the reception room, a generously sized space with a large picture window framing the estuary views and filling the room with natural light. A decorative fireplace with granite hearth forms a focal point and has a remote-controlled electric coal effect fire which could be converted to a log burner if so desired.

The kitchen/dining room also enjoys the outlook, with a wide window making the most of the setting. The kitchen is modern and well-equipped, with an integrated dishwasher, built-in oven and grill, and induction hob. The sink is positioned beneath another window, while the dining area offers ample space for a table and chairs.

All three bedrooms are positioned to the rear of the property, overlooking the garden. There are two well-proportioned doubles and a large single, each benefitting from a pleasant outlook.

The bathroom features a generous walk-in shower with waterfall shower head, WC, basin, built-in storage, and ladder-style towel rail.





From the kitchen, a double-glazed stable door opens into a bright conservatory/utility room. This versatile space offers plumbing and room for a washing machine and dryer, along with a convenient sink—perfect for rinsing muddy boots after countryside walks. It also provides direct access to the garden.

Outside

The front garden is mainly laid to lawn with established shrubs, with further scope for potted plants. The driveway provides off-road parking for one vehicle, with the potential to extend, and leads to a single garage with power, lighting, and an up-and-over door.

To the rear, the enclosed garden enjoys a sunny, private position, backing onto open fields. It is mainly laid to lawn with mature shrubs and a traditional Devon hedge, offering a low-maintenance yet attractive outdoor space.

The Location:

Charleton is made up of the village of West Charleton and the hamlet of East Charleton. West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, Church, Village Hall and the popular pub, aptly named The Charleton. Both East and West are close to Kingsbridge and by heading the other way will take you towards some lovely beaches.

Property Information:

Tenure: Freehold

Council Tax Band: D, **EPC Rating:** D

Construction Type: Standard brick/block

Utilities: Mains water supply and drainage. Mains electric. Oil fired central heating.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

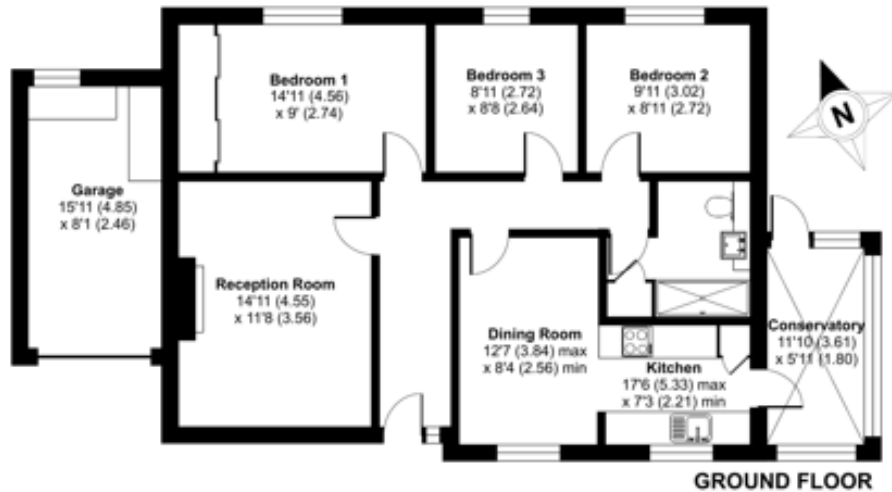
Broadband Availability: Superfast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.



Charleton Way, West Charleton, Kingsbridge, TQ7

Approximate Area = 937 sq ft / 87 sq m
 Garage = 119 sq ft / 11 sq m
 Total = 1056 sq ft / 98 sq m
 For identification only - Not to scale



Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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