



1 Butt Park Terrace

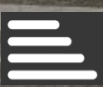
Churchstow, TQ7

Guide Price £230,000

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## 1 BUTT PARK TERRACE

Churchstow, Kingsbridge, TQ7 3QN

### Summary:

A well-presented two-bedroom period cottage located in the popular village of Churchstow, offering a blend of character features and practical living space. The property includes a cosy sitting room with wood-burning stove and a conservatory leading onto a south-facing courtyard garden. Offered for sale with no onward chain.

### The Property:

This two-bedroom period cottage combines character features with a practical layout for modern living. The property is entered via a useful porch, providing space for coats and shoes, before leading through an oak stable door into the main living area.

The sitting room has a warm, comfortable feel, with exposed beams, light oak flooring and an inglenook fireplace with a wood-burning stove. A window seat looks out towards St Mary's Church opposite, adding to the setting.

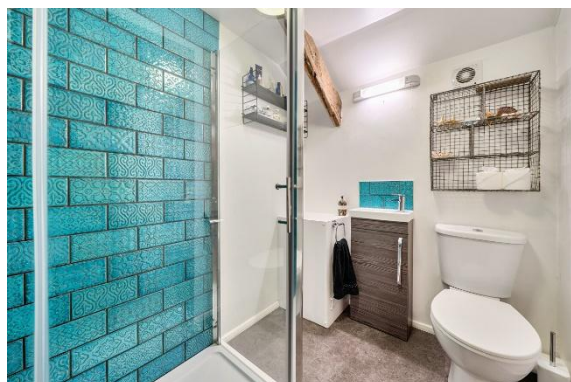
To the rear, the kitchen/breakfast room is well-proportioned and fitted with shaker-style units, with neutral tiling helping to keep the space light.

From the sitting room, a small conservatory provides access to a south-facing decked courtyard, offering a low-maintenance outdoor space.

On the first floor there are two bedrooms. The main bedroom is a dual-aspect double with views towards the church, while the second is a single room with access via ladder to a converted attic space, suitable for storage or occasional use.

The bathroom is fitted with a double shower, modern basin set within a vanity unit, and contemporary tiled finishes.

The property benefits from no onward chain and would make a perfect first home, holiday home or bolt-hole.







### The Location:

Churchstow is situated just outside of Kingsbridge and has a village shop, the popular Church House Inn and an impressive church. The village has some excellent primary schools in its catchment area in nearby Kingsbridge and Thurlestone. The village is located within a short distance from some stunning beaches in Bantham and Thurlestone and is also ideal for commuters to Plymouth with easy access to the A379 for both car and bus routes.

### Further Information & Services:

**Tenure:** Freehold.

**Council Tax Band:** Band B

**EPC Rating:** E

**Construction Type:** Standard stone construction. Lined walls and attic flooring in 2022.

**Services:** Mains Water Supply, Mains Drainage, Mains Electricity, Electric heating and woodburner.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

**Broadband Availability:** Ultrafast fibre available – speeds up to 1800 Mbps (according to Ofcom)

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

**Planning or Development Issues:** None known

**Restrictive Covenants / Rights of Way:** None known

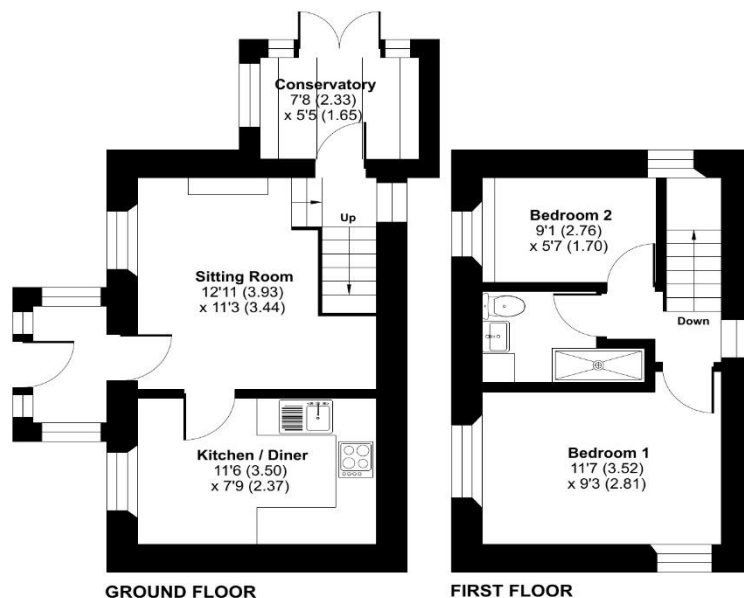
**Location Above/Adjacent to Commercial Premises:** No.



## Butt Park Terrace, Churchstow, Kingsbridge, TQ7

Approximate Area = 528 sq ft / 49 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 39      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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