



Luscombe Maye
Since 1873

Ringmore Drive, Bigbury On Sea, TQ7

3 3 1



Nestled in the highly sought after village of Bigbury on Sea and offered by the original occupants who have owned the property for 16 years, "Escape" is a delightful three-bedroom apartment with panoramic sea views from Bolt Head in the east, to Rame Head in the west. Its 180 degree south facing aspect encompasses Hope Cove, Bantham, Bigbury beach with its iconic Burgh Island Hotel and on a clear day, the Eddystone Lighthouse can be seen in the far distance. The property lies within a short walk from both Bigbury and Chelborough beaches, both offering a safe bathing environment with cafes, a bar / restaurant and general stores. The location is ideal for those who love coastal walks, water sports or simply to enjoy a slower pace of life and take in the wonderful views. Enter via a private access to reveal a spacious hall with an extensive range of built in cupboards / storage / wardrobe space. A door leads to a third double bedroom / office / snug with views over Chelborough towards Rame Head. There is also a large double shower family bathroom, ideal for wetsuits or a quick rinse off following a day on the beach. There is also copious under stair storage for household utilities or sun chairs. Double doors lead to a large open plan lounge area with the kitchen (new in 2024 with high quality appliances) and dining area to the left. Sliding doors give access to a private balcony framing 180 degree breathtaking views over the sea. Stairs lead from the hallway to the upper floor where there are 2 spacious ensuite double bedrooms (one ensuite with bath, the other with shower) with vaulted ceilings, those incredible views and a large airing cupboard. Outside, "Escape" benefits from a large, south facing balcony enjoying the sun throughout the day and incredible sunsets out towards Plymouth in the evenings. There are 2 private off road parking spaces and a small hebe border to the side. The property benefits from a feature "coal effect" electric fire in the lounge, with electric convector heating throughout and ladder radiators / towel dryers in every bathroom. Mains electricity, water supply and "free for life" WiFi are all standard features. The property is available fully furnished by separate negotiation, offering a true "lock up and leave" experience.



Approximate Gross Internal Area 1180 sq ft - 110 sq m

First Floor Area 653 sq ft - 61 sq m

Second Floor Area 527 sq ft - 49 sq m

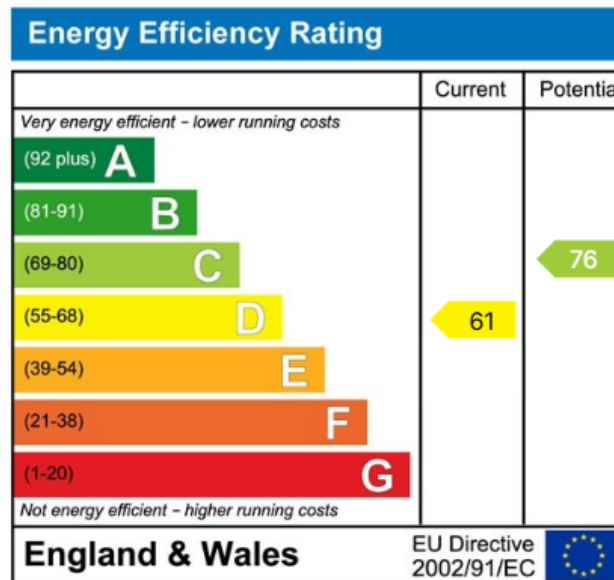


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

Luscombe Maye

- Stunning sea views across Bigbury Beach and towards Burgh Island
- Sliding doors leading onto a private balcony
- Two private parking spaces to the front of the property
- Available fully furnished by separate negotiation
- Spacious three-bedroom maisonette arranged over two floors
- Two ensuite shower rooms plus a modern family bathroom
- Highly sought-after location in Bigbury On Sea
- No Onward Chain



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Luscombe Maye Since 1873

Modbury:
3 Church Street, Modbury, Ivybridge PL21 0QW
01548 830831
modbury@luscombemaye.com
www.luscombemaye.com