

Luscombe Maye
Since 1873

West Charleton, Kingsbridge, TQ7 2BS

Guide Price £275,000

3 1 2









31 Saunders Way is a well-presented three-bedroom mid-terrace property situated in the heart of the popular village of West Charleton offered with no onward chain.

The property opens into an entrance hall with ample space for coats and shoes, leading into a convenient downstairs WC. The naturally light and bright double-aspect reception room provides a versatile space for both family life and entertaining, with one end currently arranged as a dining area. A serving hatch provides easy access through to the kitchen, making entertaining particularly practical. From the lounge, a garden room enjoys views over the front garden and provides an additional useful living space.

The kitchen is fitted with a range of floor units, with an oven and hob and space for a range of white goods and a fridge freezer. Doors from the kitchen lead out onto a patio area which is private, with a good selection of shrubs and with steps providing access up to the parking area and garage.

Stairs rise from the entrance hall to the first floor, where there are two spacious double bedrooms and a good-sized single bedroom. The master bedroom and third bedroom enjoy lovely views across the village and neighbouring countryside, with a glimpse of the estuary beyond. The family bathroom comprises a bath with a electric shower over, hand basin with useful storage and WC.

Outside, the property benefits from a private patio and garden area to the rear, providing the perfect setting for alfresco dining and enjoying the outdoors. To the front is a large patio area, with steps leading up to the garage and parking space.

A well-positioned and versatile family home, 31 Saunders Way offers comfortable accommodation together with attractive village and countryside views.

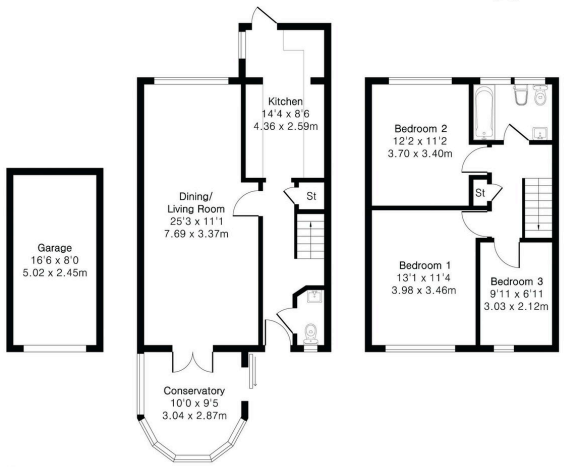
LOCAL AUTHORITY

South Hams District Council



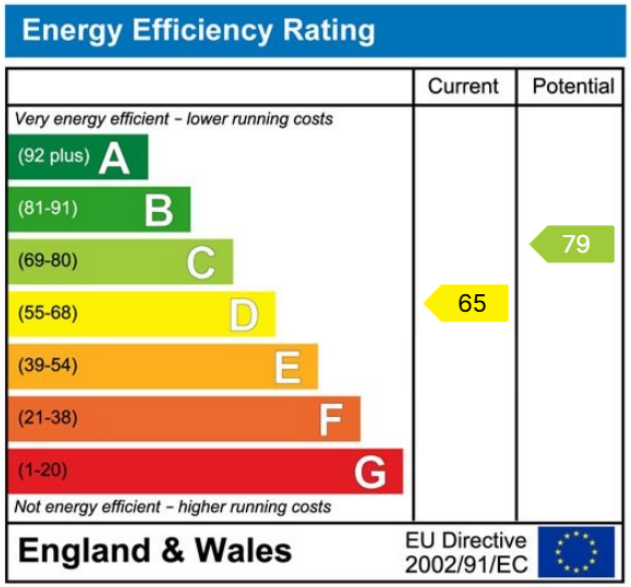


Approximate Gross Internal Area 1011 sq ft - 94 sq m
(Excluding Garage)
Ground Floor Area 571 sq ft – 53 sq m
First Floor Area 440 sq ft – 41 sq m
Garage Area 132 sq ft – 12 sq m



- Naturally Light and Bright
- Three Bedrooms
- Close to Amenities
- Garden with Sunny Aspect
- Quiet Village Location
- Single Garage and Parking
- Nearby Countryside and Estuary Walks
- Nearby Beaches
- No Chain
- Garden Room





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.

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