



Kingsbridge Office: 01548 852352

West View - Kingsbridge

£700,000 (Offers in Excess of)

Bedrooms: 3 Bathrooms: 3 Garage: 1 Parking: 3 Garden

Villages like Frogmore beside a creek are always appealing to have a large lawn stretching from your home to that creek is a great attraction. That is just one interesting aspect of West View. From the bungalow fine views may be enjoyed from the majority of the rooms over the sunny lawn to the head waters of Frogmore Creek, village and the countryside beyond. Approaching from the adjoining road over the drive entrance the whole garden can easily be accessed with vehicles. The feeling of space continues inside with light and airy generous size living space and three bedrooms.

Entrance Porch - Ground Floor

with coat hooks, tiled floor.

Hallway - Ground Floor

with radiator, coat hooks.

Lounge - Ground Floor

30'8" x 11'11" | 9.35 x 3.64

with double doors opening to the rear terrace and affording views over the lawn to the Creek, tiled fireplace, three radiators, TV point, wall lights.

Kitchen/Dining Room - Ground Floor

23'0" x 12'7" | 7.03 x 3.86

affording a double aspect over the lawn to the Creek and Village with a range of working surfaces, tiled surrounds, double drainer sink top, wood fronted cupboards and drawers under, tall shelved cupboard, wall cupboards. Built in Hotpoint electric oven and gas hob, extractor in hood over, built in refrigerator, oil fired Rayburn having ovens, hot plate and back boiler, radiator.

Utility/Shower Room - Ground Floor

with a curtained and tiled cubicle having a Mira electric shower, WC, Belfast sink, work surface, plumbing for washing machine, radiator, towel rail, extractor.

Inner Hall and Passageway - Ground Floor

with Worcester oil fired boiler supplying the central heating and hot water systems, airing cupboard containing the Heatrae Sadia Megaflo hot water cylinder fitted with an electric immersion heater, radiator, telephone point, hatch to roofspace.

Bedroom 1 - Ground Floor

15'8" x 12'8" | 4.8 x 3.87

with double doors opening to the rear terrace and affording views over the lawn to the Creek, radiator, TV point, stone backed ornament niche in entrance area. **En-suite Shower Room**, with a white suite comprising curtained and tiled cubicle having a thermostatic shower, basin and WC in cupboard and drawer unit. Mirror, light/electric shaver point, radiator, towel rail, extractor.

End Hallway - Ground Floor

with linen cupboard.

Bedroom 2 - Ground Floor

15'0" x 12'9" | 4.59 x 3.89

affording views over the lawn to the Creek with radiator, TV point.

Bedroom 3 - Ground Floor

11'6" x 9'0" | 3.53 x 2.76

with radiator.

Bathroom - Ground Floor

with a white suite comprising bath having a hand shower and folding glass screen over, basin and WC in cupboard and drawer unit. Mirror, light/electric shaver point, radiator, towel rail, extractor.

Outside



Entrance to level parking for several cars beside which is the **Detached Garage**, of concrete block construction under slate roof with up and over door, side pedestrian door and window, light, power point. Separate entrance to an area providing an additional part stone walled parking space and old timber store.

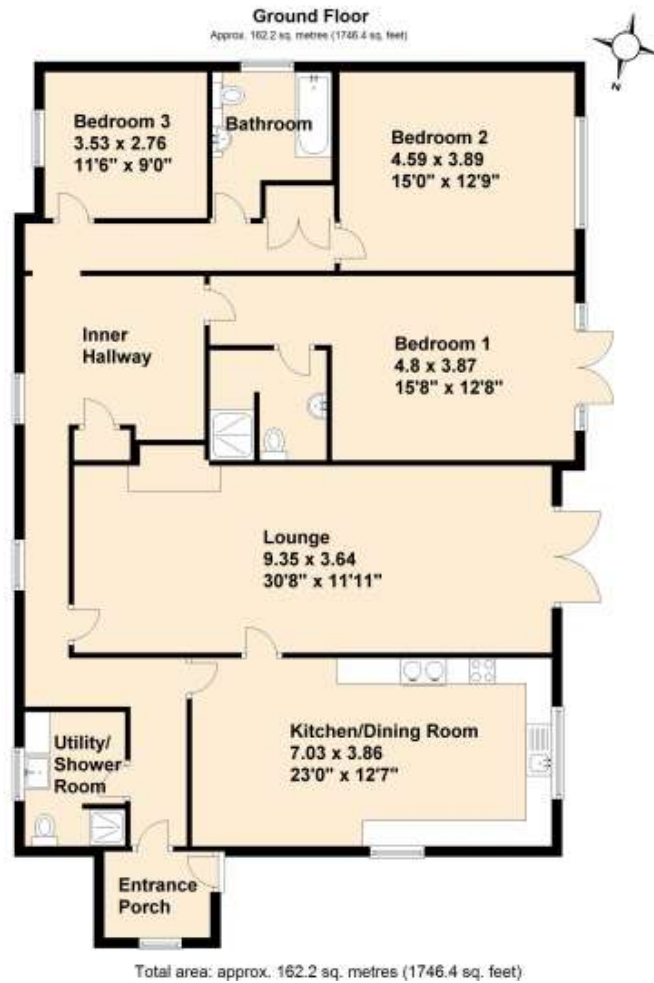
Across the rear of the bungalow is a paved terrace, the garden is laid mainly to lawn with flowers and shrubs in beds, apple trees, the whole being mainly walled and fenced. To the side of the bungalow is a wide path providing access to the oil storage tank at the rear. At the bottom of the lawn is a low stone wall adjoining the Creek.

Photos





Floor Plans



Energy Performance Certificate