

# Kingsbridge Office: 01548 852352

## Seadrift - Kingsbridge

**£900,000 (Guide Price)**

Bedrooms: 3      Bathrooms: 2      Garage: 1      Parking: 2      Garden

This detached waterfront bungalow, approached over a private road, occupies a simply superb location affording panoramic views over the Kingsbridge Estuary towards Salcombe and the surrounding countryside.

Very rarely do properties directly fronting the Estuary become available, this being the first time Seadrift has come to the market since being built in the late 1970's. Steps from the end of the south westerly facing rear garden lead down to the foreshore where there has previously been a mooring. It can be said that the tidal waters of the Kingsbridge Estuary and Salcombe Harbour, with sandy beaches, may be explored from the end of the garden.

Seadrift is an individually designed, light and airy bungalow of traditional cavity wall construction with a rendered exterior under a tiled roof. The principal rooms have the benefit of the views with the Lounge and Morning Room opening directly to the garden. It presents an excellent opportunity to improve or redevelop creating a home of your own individual style.

## The accommodation comprises:

### Recessed Entrance - Ground Floor

### Hallway - Ground Floor

with wall light.

### Lounge Entrance Area - Ground Floor

having an arch feature providing a view across the room to the Estuary and three steps down to:

### Lounge - Ground Floor

16'10" x 14'7" | 5.15 x 4.45

with aluminium double glazed patio door opening to the rear garden and affording views over the Estuary towards Salcombe, marble fireplace and side shelf, built in book and ornament

shelving, cupboard under, two radiators, double doors opening to:

## Dining Room - Ground Floor

12'1" x 10'2" | 3.69 x 3.1

with recessed book and ornament shelving and cupboard under, radiator, telephone point.

## Kitchen - Ground Floor

20'7" x 9'2" | 6.29 x 2.8

affording the same Estuary views with a range of working surfaces, tiled surrounds, inset double bowl single drainer sink top, wood fronted cupboards and drawers under, wood and glazed fronted wall cupboards, larder cupboard, space and point for electric cooker, plumbing for dishwasher, space for refrigerator, radiator.

## Sitting Area - Ground Floor

with PVCu double glazed patio door to rear garden, ornament shelving.

## Utility Room - Ground Floor

9'8" x 8'10" | 2.96 x 2.46

with working surfaces, plumbing for washing machine and space for tumble dryer under, built in tall part shelved cupboard, wall cupboards, radiator, hatch and ladder to roofspace, doors to garage and side pathway.

## Cloakroom - Ground Floor

off with WC, hand basin, shelved wall cupboard.

## Inner Hallway - Ground Floor

with coats cupboard airing cupboard containing the Glow-Worm gas fired boiler supplying the central heating and hot water systems.

## Bedroom 1 - Ground Floor

16'2" x 11'9" | 4.93 x 3.59

affording similar Estuary views with a range of built in wardrobes, dressing table, having a light



over and double headboard, bed lights, radiator, telephone point.

## En-suite Bathroom - Ground Floor

affording an Estuary view with a suite comprising bath, tiled cubicle having a thermostatic shower, inset basin and cupboard under and WC. Radiator, towel rail, part tiled walls.

## Bedroom 2 - Ground Floor

13'5" x 9'0" | 4.11 x 2.76

with built in bedside drawer/dressing table units, radiator.

## Bedroom 3 - Ground Floor

10'0" x 7'0" | 3.06 x 2.14

with recessed wardrobe, radiator.

## Bathroom - Ground Floor

with a suite comprising bath having a hand shower over, pedestal basin and WC. Cabinet, mirror, radiator, part tiled walls.

## Outside

**Attached Garage 5.48 x 4.57 (18'0" x 15'0")**, with large up and over door, additional angular work bench area to the side, shelving, light, power point.

The bungalow is approached from Embankment Road over a shared private road leading into a gravel parking area surrounded by mature flowering shrubs, climbing roses, grass border. Adjacent to the Garage is a bin or trailer storage area. Access is available both sides of the bungalow, the northern side having paving, timber shed and tap and the southern side space for a caravan/boat.

## Outside

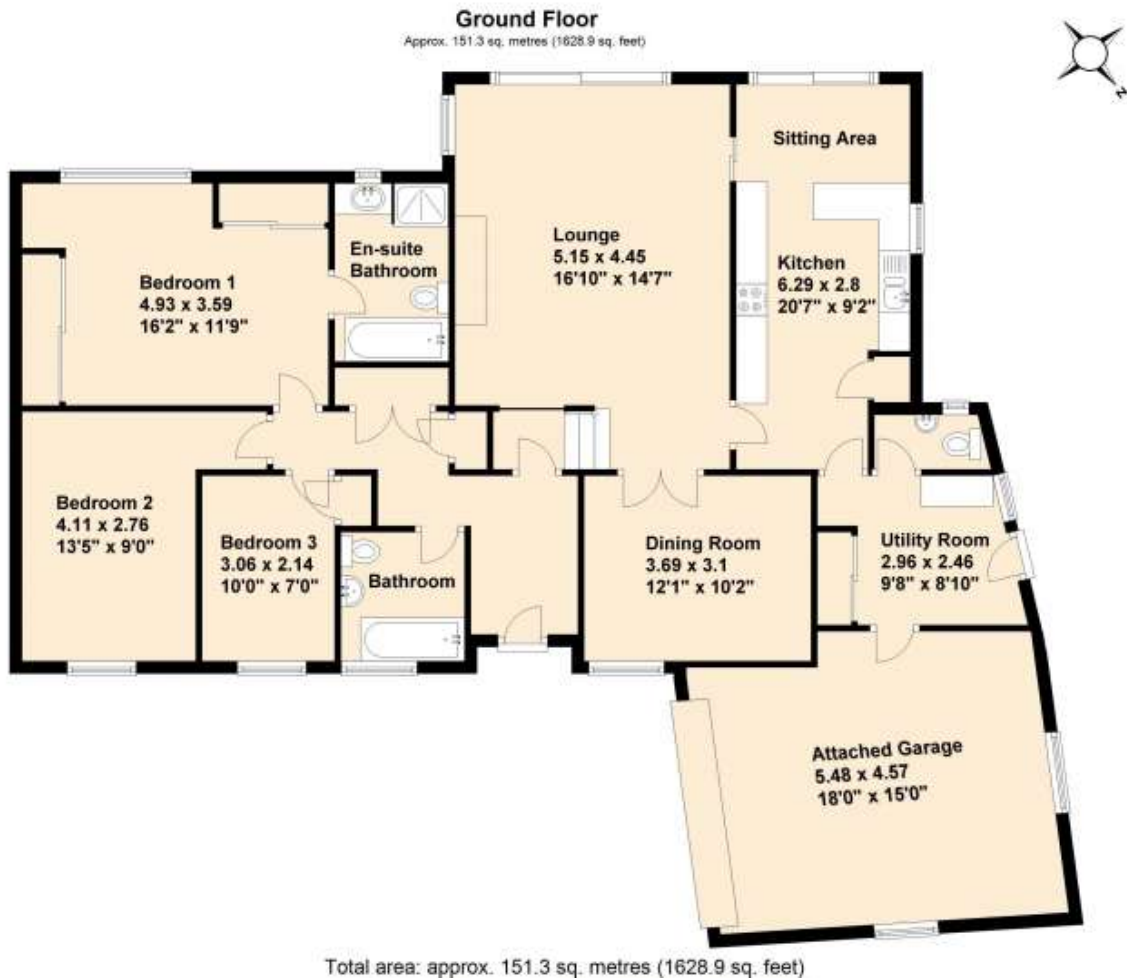
Across the rear is a south west facing paved terrace leading to a level lawn with a large space for sitting or entertaining whilst enjoying the panoramic views over the Estuary and countryside. To the sides are fences with flowering shrubs. There are steps and a slope to a lower lawn edged in part with stone walling and a secluded paved area. From here steps lead to the foreshore which is 200 yards from a public slipway. The vendors have a mooring which may possibly be transferred on an application to the Harbour office in Salcombe.

## Photos





## Floor Plans



## Energy Performance Certificate