



CHARLES
HEAD



ARGOSY

Torcross, Kingsbridge, South Devon

£495,000

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Argosy fulfils the dream of those seeking a beachside home with stunning views not only seaward across the beach and Start Bay itself but also inland over the renown Freshwater Lake and Wildlife Reserve of Slapton Ley. Excellent views are enjoyed from all the rooms with terraces front and rear providing areas to sit and take in the views or an evening barbecue.

Well located within the village on the seafront the terraced house fronts the 'Promenade' and sea wall through which steps provide direct access to the splendid pebble beach. This is a location that is amazing for children and holiday time for all. The popular village of Torcross is in an area of Outstanding Natural Beauty and a coastal preservation area situated at the southern end of the three mile long pebble beach and Slapton Lea. From here the coastal path may be joined along which miles of spectacular coastline may be enjoyed. Facilities within the village include Public House, Cafe and Restaurants and within a short distance is the Stokeley Manor Farm Shop. In the nearby village of Chillington is a health centre and Post Office Store. For a wide variety of shops together with commercial, educational and leisure facilities the towns of Kingsbridge and Dartmouth are both seven miles.

The house is of traditional stone construction with a mainly painted rendered exterior under a slate roof. The PVCu double glazed and oil fired centrally heated accommodation currently very successfully let for holidays comprises:

On the Ground Floor

Entrance Hallway, with laundry cupboard having plumbing for washing machine and shelf for tumble dryer, understairs cupboard, radiator, continuing to the front of the house with half glazed door opening to the terrace and promenade.

Sitting Room, affording panoramic views of the sea in Start Bay from Start Point to the mouth of the River Dart from the square glazed bay. Fireplace recess and decorative mantle, side recessed cupboards, radiator, TV point. Open to:

Dining Room, with glazed double doors affording views to the Ley and village, fireplace recess, radiator.

Kitchen, affording views over the Ley and village with a range of wooden working surfaces, tiled surrounds, inset single drainer sink top, cupboards and drawers under, tall shelved cupboard. Built in electric oven and ceramic hob having a stainless steel decorative hood over, plumbing for dishwasher, space for fridge/freezer, kicker board fan heater, tiled floor.



DINING ROOM



SITTING ROOM



BEDROOM 1

On the First Floor

Secondary Landing, with radiator.

Bathroom, with a white suite comprising bath, corner glazed cubicle having a thermostatic shower, pedestal basin and WC. Light/electric shaver point, ladder/radiator, radiator, extractor, part tiled.

Main Landing, with radiator.

Bedroom 1, affording panoramic sea views with recessed wardrobe, two radiators, TV point. **En-suite Shower Room**, with a white suite comprising corner cubicle having a Mira electric shower, pedestal basin and WC. Light/electric shaver point, electric ladder/radiator, extractor.

Bedroom 2, affording Lea, village and country views with two built in wardrobes and central dressing table, radiator.

On the Second Floor

Landing, with hatch to roofspace.

Bedroom 3, affording panoramic sea views with recessed wardrobe, radiator, TV point. **En-suite Shower Room**, with a white suite comprising corner glazed cubicle having a Mira electric shower, basin and WC. Mirrored cabinet, light/electric shaver point, ladder/radiator, extractor, part tiled.

Bedroom 4, affording Lea, village and country views with built in wardrobe, tall cupboard and shelved cupboards having a tiled top having an inset basin, illuminated mirror over basin, radiator, TV and telephone points.

Outside

Fenced car parking area for two cars behind which is a walled area with the oil storage tank. Steps lead up to decked terrace off which are two timber storage cupboards one containing the Worcester gas fired combination boiler supplying the central heating and hot water systems. The decked pathway continues to the entrance door.

On the beach side is a low walled decked terrace with a gate opening to the Promenade.

SERVICES Main electricity, water and drainage.

COUNCIL TAX BAND Currently Business Rated.

POSTCODE TQ7 2TQ

Directions

On entering Torcross on the A379 from Kingsbridge continue on the road to the properties on the sea front. Argosy is a mid terrace house two thirds of the way along on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		73	74
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEDROOM 2



BEDROOM 3



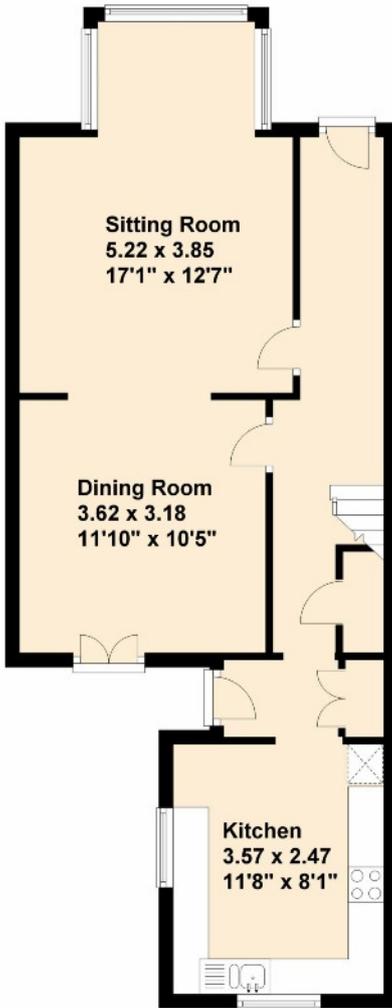
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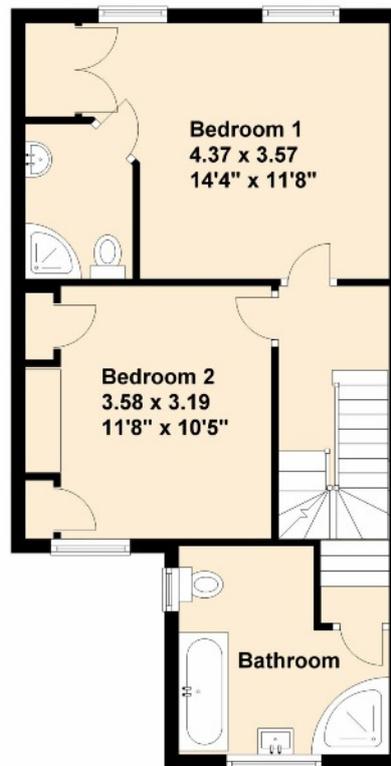
Ground Floor

Approx. 55.0 sq. metres (592.2 sq. feet)



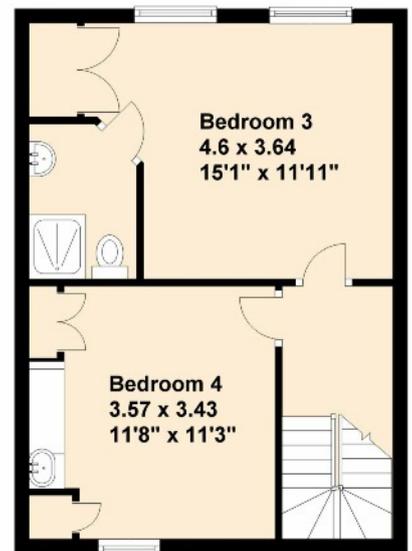
First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Second Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 139.8 sq. metres (1505.1 sq. feet)

DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

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