



Marashina, Parker Road
Bigbury on Sea, Kingsbridge, Devon, TQ7 4AT

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





Guide Price £725,000

DESCRIPTION

This well-presented detached bungalow is set in an elevated position in Bigbury-on-Sea with superb sea and coastal views, including the famous Burgh Island. The property offers over 1,600 sq. ft of versatile accommodation, including 3 bedrooms, 'L' shape sitting/dining room, kitchen, utility lean-to, conservatory, bathroom and ensuite. The property benefits from front and rear gardens, a delightful patio, perfect for al-fresco dining, and off-street parking with an attached single garage. Planning permission has been granted for internal refurbishment and replacement of single-storey rear extension.

ACCOMODATION

The inner hallway provides access to the versatile single storey accommodation. The bright and spacious sitting room has a dual aspect with wonderful coastal and garden views, a feature fireplace, and extends into an 'L' shape incorporating the dining area. From the dining area, doors lead out onto a generous patio area. The kitchen is fitted with an array of matching base and wall units, with space for appliances. Off the kitchen is a lean-to utility area, spanning the length of the property providing excellent storage, space for white goods and a WC. This utility area has access from the front and rear garden. Bedroom 1 has a front aspect window and double doors leading through to the conservatory, a fitted cupboard and an ensuite shower room. Bedrooms 2 and 3 have rear aspect windows. The family bathroom is arranged with a bath, shower cubicle, wc and basin. The large conservatory, predominantly glazed, with access to the rear garden, needs repair. The planning permission granted outlines a replacement structure to further extend the living accommodation and bedroom.

OUTSIDE

A drive, providing ample off-street parking leads to the entrance and single garage. To the front of the property is a raised patio area, perfect for al-fresco dining, an area of lawn with perimeter hedging.

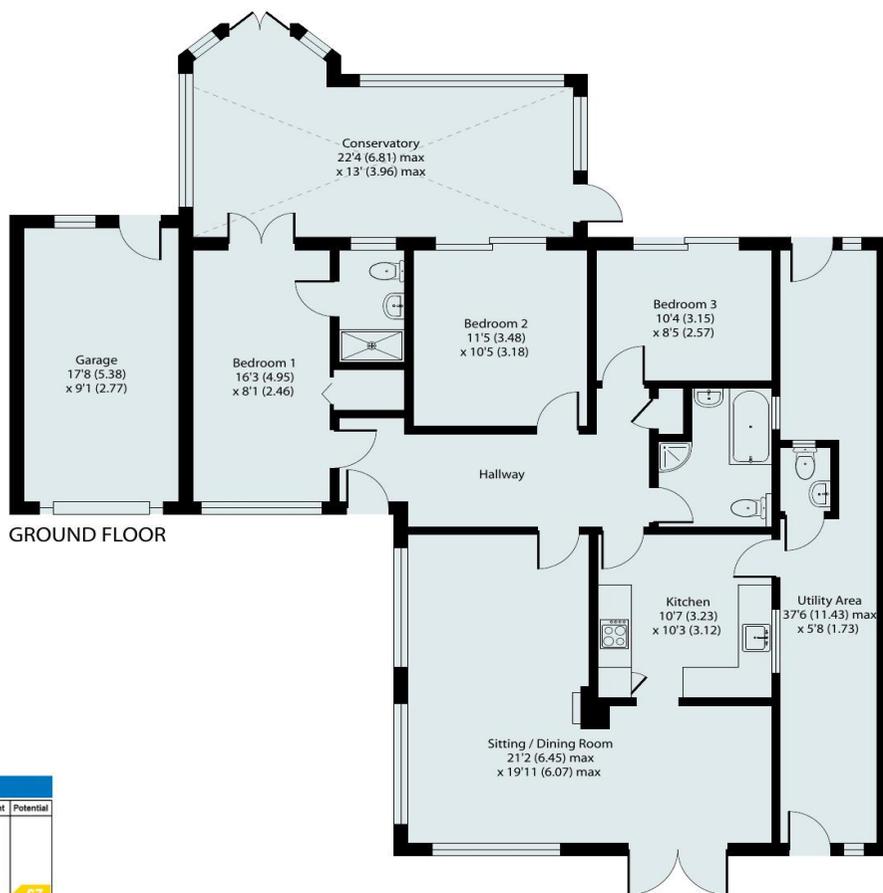
KEY FEATURES

- Detached waterside home
- 3 bedrooms
- Front and rear gardens
- Garage and off-street parking
- Ideal holiday home
- Planning permission granted for extension

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Approximate Area = 1515 sq ft / 140.7 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1675 sq ft / 155.5 sq m
For identification only - Not to scale



DIRECTIONS

From Modbury, follow the A379 towards Kingsbridge. After approximately 1 mile turn right at Harraton Cross and follow the signs for Bigbury-on-Sea. After passing through Bigbury Village and Bigbury Golf Course, proceed down Folly Hill into Bigbury on Sea itself. Follow the road round to the right onto Parker Road, continue up the road where the property is located on the left.

LOCATION

Bigbury-on-Sea is a beautiful coastal village renowned for its large expanse of sandy beach, with a causeway formed at low tide leading to the iconic Burgh Island. Nearby there is a good range of amenities and shops in the market town of Kingsbridge and the Georgian town of Modbury. Wonderful cliff top and coastal walks as well as other beaches and coves can be found nearby, along with sailing at Salcombe and Newton Ferrers. There is an 18-hole golf course at Bigbury and a further 18-hole golf course at Thurlestone, with Dartmoor National Park several miles to the north.

PLANNING PERMISSION

Permission has been granted for internal refurbishment and replacement of single-storey rear extension. For further information visit www.southhams.gov.uk/planning/planning-applications quoting reference 1914/19/HHO.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	33
England, Scotland & Wales	
EU Directive 2002/91/EC	

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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