



Mandalay Glebe Field



STAGS

Mandalay Glebe Field

Thurlestone, Kingsbridge, TQ7 3NA

Bantham 1 mile, Kingsbridge 5 miles, Totnes train station 16 miles.

A rare opportunity to purchase a well presented semi-detached three bedroom bungalow in the highly sought-after village of Thurlestone, occupying a larger than average plot with a generous wrap-around garden and single garage.

- Popular village location
- Large corner plot
- 3 bedrooms, family bathroom
- Sitting/dining room
- Superb conservatory/garden room
- Single garage, greenhouse
- Freehold Sale
- Council Tax Band D

Guide Price £450,000

DESCRIPTION

Built around 1966 and owned by the current vendor since 1988, this well located bungalow sits on a generous plot with gardens to three sides, enjoying all-day sunshine. A south-facing conservatory/garden room was added during the current ownership, creating a bright year round reception space overlooking the garden.

ACCOMMODATION

The property can be accessed via a garden path from the rear garage into the conservatory, or from Glebe Field through a gate leading to the entrance hall. The hall opens into a spacious sitting/dining room with large picture windows and a stone fireplace (with electric fire). There are three bedrooms (one currently used as a study), a family bathroom, airing cupboard, and a principal bedroom with built-in wardrobes and front garden views.

The kitchen is fitted with base and wall units and includes an oil-fired Rayburn providing heating and hot water, space for appliances, and access to the conservatory, where sliding doors open onto the rear patio.

OUTSIDE

The mature gardens are a notable feature, with established shrubs and trees including magnolia, azalea, camellia and fruit trees. The garden extends beyond the garage to a greenhouse and vegetable beds, with some valley views. A driveway and single prefabricated garage are located to the front.

SERVICES

Oil-fired central heating, mains water and drainage. Good mobile reception and up to Superfast broadband availability (Ofcom). Freehold sale.

AGENTS NOTE

1. The property and its adjoining semi-detached neighbour are subject to a restrictive covenant prohibiting any alterations to the current roof height.
2. Please note the vendor will remove the cherry tree from the centre of the front lawn, along with a small number of shrubs.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

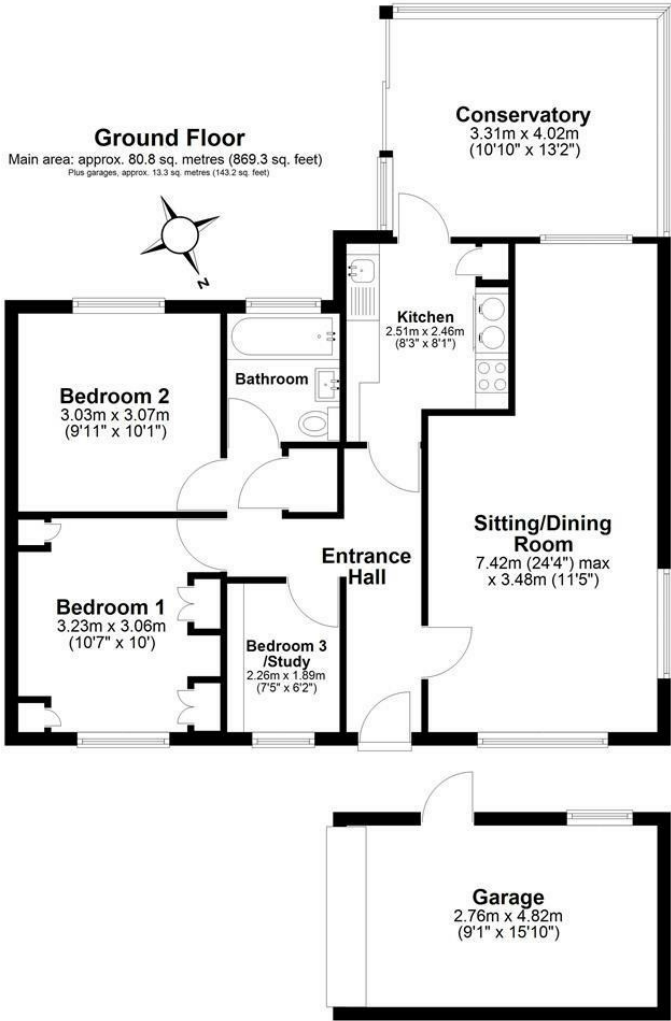


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Main area: Approx. 80.8 sq. metres (869.3 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.2 sq. feet)



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