



2 Sharpland Crest,

Clematon Hill, Bigbury-on-Sea, Kingsbridge, Devon, TQ7 4BJ

RENDELLS

2 Sharpland Crest, Clematon Hill, Bigbury-on-Sea, Kingsbridge, TQ7 4BJ Offers in excess of £500,000

A semi detached three bedroom bungalow set in a truly prime position with breath taking views of Bigbury-on-Sea with gardens and parking.

- Breath Taking Views
- Unrivalled coastal position
- Gardens and terrace
- Stunning views of Bigbury Bay and Burgh Island
- Three Bedrooms
- Two Reception Rooms
- Parking
- No onward chain

Situation

Bigbury-on-Sea is a highly regarded and very sought after village with probably the best beaches in the whole South Hams. Bantham, Bigbury and Challaborough beaches are all within walking distance, as is the Avon estuary, and spectacular Burgh Island, with its own iconic hotel. The village is served by an excellent general store, a few miles up the road at St Ann's Chapel, and has its own café on the beach, as well as the Pilchard Inn and Burgh Island Hotel. The Georgian town of Modbury, with an excellent range of facilities, is only seven miles to the north, and Kingsbridge and Salcombe are just a bit further to the east. Bigbury also has the benefit of one of the most spectacular golf courses on the south coast of England.

Description

Perched on a hill below Sedgewell Cove 2 Sharpland Crescent has breath taking views over the sands of Bigbury Bay towards Burgh Island and Bantham and out to sea. Constructed in the 1940's offering three bedrooms, kitchen, dining room, sitting room, bedroom two, sunroom and bedroom one all having views making the most of its position. Requiring some updating this property is a rare find and any viewer will have their breath taking away from its stunning location.

Accommodation

Entering into an entrance hall through to a kitchen/diner with a range of under counter and wall mounted units, sink and drainer, space and plumbing for a washing machine. Space for a fridge/freezer and free standing electric cooker. External door to the gardens with plenty of space for a formal dining table. Doors lead through to the sitting room with a large corner window giving a 180-degree panoramic view. There is a brick chimney breast with inset woodburner opening into the sunroom which links through to bedroom one. Making the best of its location with terraced doors opening out onto the patio and garden area. The Master Bedroom is of a good size offering storage cupboards. Bedroom Two with bi-fold doors opening out onto the gardens taking in some magnificent views. Bedroom Three to the rear of the property with rear aspect over the driveway and lawn currently arranged as a bunk bedroom. Family Bathroom with hand wash basin, W.C. and bath with shower above.



Garden and Grounds

Accessed down a no through road leading to its own private drive with a hedge bank to the left and a small lawned area to the right leading to a hard standing turning area in front of the property, there is a side access and useful storage units.

The main garden area is laid to the front making the most of the views with a patio and terrace with some lawns dropping away to wild meadow planting leading down to the cliff edge. Parking for two/ three vehicles.

Agents Note

We are informed there has been an asbestos survey indicating that some of the walls and ceilings are made of asbestos, roughly 60% of these may contain asbestos. The Survey Report is available from the Agent.

Services

Mains electricity, mains water (shared private drainage). Electric heating.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Tenure	Council Tax	Energy Performance Certificate
Freehold.	Band E.	Energy performance rating F.

Viewing

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

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Directions

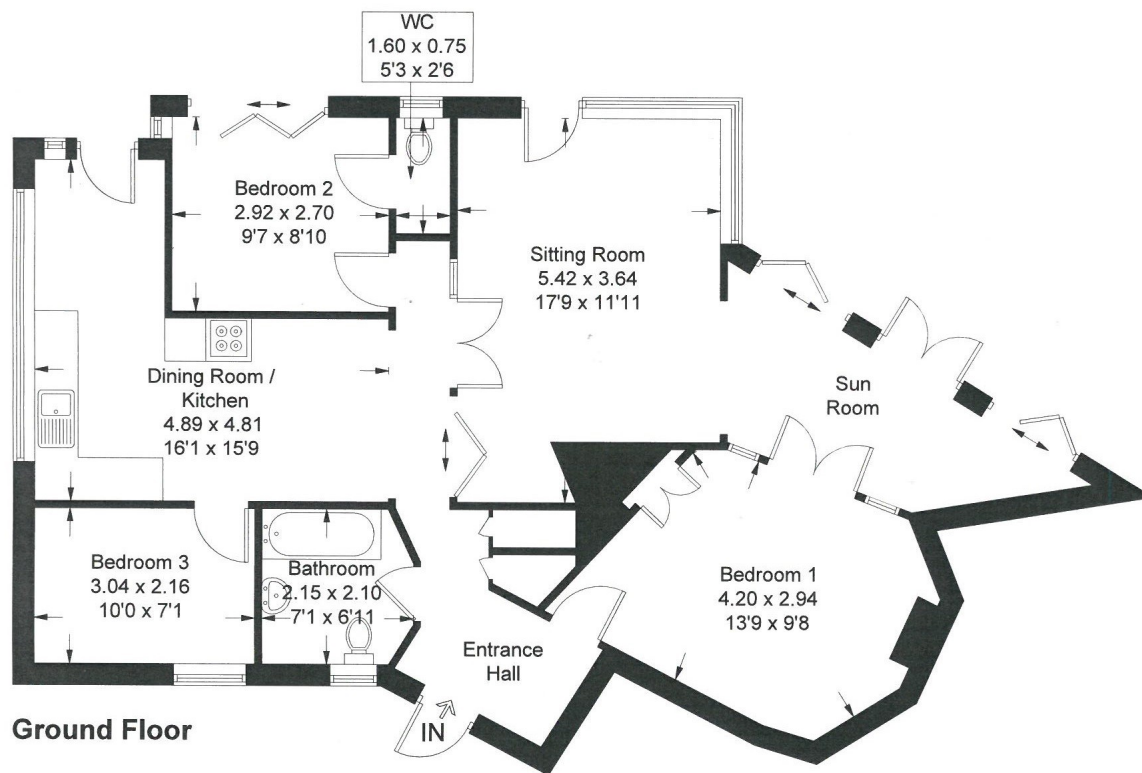
From the A379 Kingsbridge to Modbury main road take the left hand turn on the B3392 signed Bigbury, St. Anns Chapel, Burgh Island. Staying on B3392 passing through St. Anns Chapel, follow the road for a further 4.9 miles taking a left turn onto Clematon Hill and then follow the road around to the right onto an unmetalled lane and the property can be found on the left hand side.
What3Words: juggled.scoping.trying

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



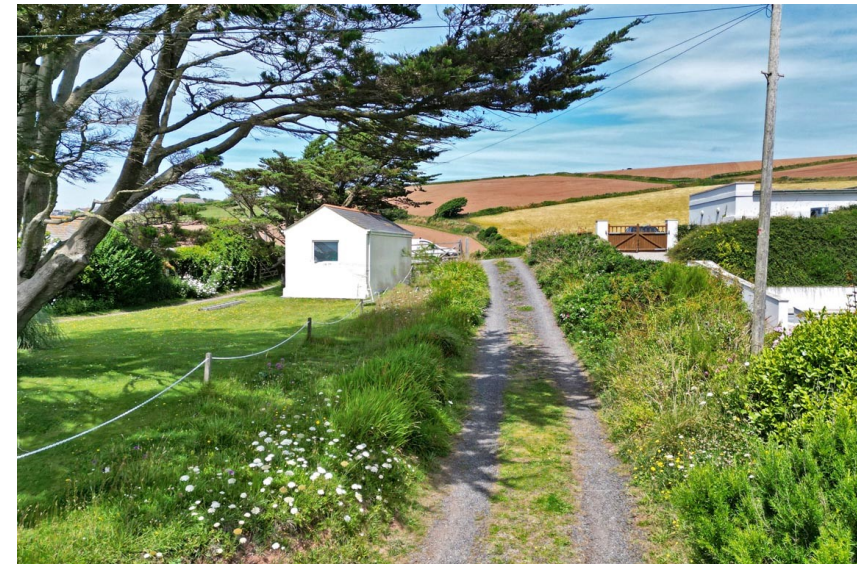
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Approximate Gross Internal Area = 93.7 sq m / 1008.6 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215676)



Consumer Protection from Unfair Trading Regulations 2008

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