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39 MEAD DRIVE
THURLESTONE • TQ7 3TA



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GROUND FLOOR

Entrance Hallway | Kitchen | Dining Room | Sitting Room |
Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3 | Bathroom |
Utility | WC

EXTERNAL

Large Private Driveway | Glass Balustrade Terrace | Lawn | Garage



“A three-bedroom bungalow with sea and countryside views in a sought-after Thurlestone location.”...

The property is a beautifully presented, light-filled bungalow in one of Thurlestone's most sought-after residential locations. Stylishly updated throughout, the property combines high-quality finishes with spacious, well-designed accommodation.

- Beautifully presented three-bedroom bungalow.
- Stylish open-plan living with modern kitchen.
- Sea views from the Millboard sun terrace.
- Walking distance to beaches, pub, spa and golf course
- Garage and driveway parking.

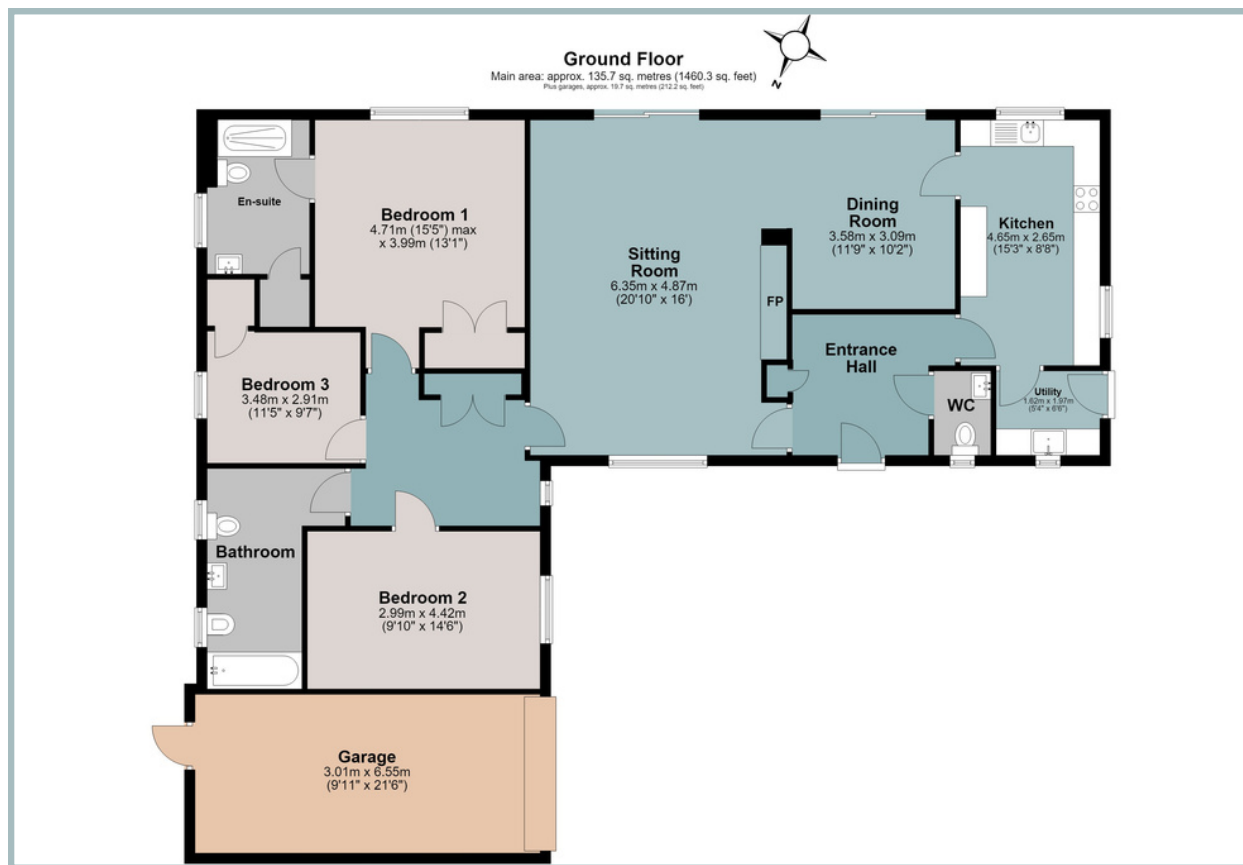
The entrance hall leads to a contemporary kitchen with integrated appliances, Quartzite worktops, and a separate utility room. The kitchen flows into an open-plan dining area with large sliding doors opening onto a recently installed Millboard deck with glass balustrading, perfectly positioned to enjoy the sea and countryside views. A bright and spacious sitting room features a fireplace with a log burner (currently not in use, but capable of reinstatement with a new flue).

The bedroom accommodation comprises three generous double bedrooms, including a principal suite with fitted wardrobes and an en-suite shower room, together with a modern family bathroom.

Outside, the landscaped garden is mainly laid to lawn with mature planting, while the elevated decking provides an ideal space for entertaining and taking in the stunning outlook. The property also benefits from a large single garage and driveway parking for up to three vehicles.



TOTAL APPROXIMATE AREA: 135.7 SQ M 1460.3 SQ FT



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Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Oil fired central heating.

Service Fee: Approx. £150 per annum. This is for the upkeep of the Mead Estate.

Please note: The property has restrictions and cannot be a holiday let

EPC: Current D (56) Potential C (72)

Viewings: Very strictly by appointment only

Location: Thurlestone is an attractive and popular village situated on the spectacular Devon coast in an Area of Outstanding Natural Beauty. The South West Coastal Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll across Thurlestone Sands with the landmark Thurlestone Rock, "thirled stone"(arched- shaped rock formation) takes you to the popular 'Beach House' cafe and Thurlestone Marsh, one of three small wetlands south of the village. The village has a vibrant community and is renowned for its hotel, church and a highly regarded primary school. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The hotel has a superb health club with a spa, indoor and outdoor swimming pools and there is a fine 18-hole golf course. The market town of Kingsbridge, approximately 4 miles to the west, provides a comprehensive range of educational, recreational and shopping facilities including, a health centre, leisure centre with an indoor swimming pool, library, schools and churches.

What Three Words: ///cases.imply.fetches

Salcombe 8 miles - Totnes 16.7 miles (Railway link to London Paddington) - Kingsbridge 5.4 miles