



6 & 7 Phoenix Place
TQ7 3PG

£550,000



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West Alvington, TQ7 3PG

West Alvington

West Alvington is situated on the outskirts of Kingsbridge and has the popular Ring O'Bells pub, an impressive church and a village hall in its midst. The village has some excellent primary schools in its catchment area, as well as one within the village itself and is within the catchment for Kingsbridge Secondary too. Located within a short distance from some stunning beaches in Bantham and Thurlestone and there are some wonderful walks either through fields or woods on your doorstep.

The Property

A charming and characterful property in the heart of the village with parking behind the property, a garden and beautiful views.

As you step inside, you're greeted by an inviting ambiance, perfect for modern family living. The heart of this home is undoubtedly the kitchen diner which is a bright and spacious country-style kitchen with ample storage space, and top-of-the-line appliances. The adjoining dining area provides the ideal setting for intimate family meals or lively gatherings with friends.

A handy utility area is off the kitchen with plenty of room for washing machine and dryer as well as space for storage.

Following through from the kitchen brings you to a multi-purpose room - either a large hallway, a study, a music room or kids playroom with access to the WC.

The large reception room, bathed in natural light streaming through expansive windows and double patio doors, creating an airy and welcoming atmosphere. Whether it's cozy evenings by the fireplace or entertaining guests, this versatile space offers endless possibilities for relaxation and socializing.





First Floor

The first floor landing provides access to three generously sized bedrooms, each thoughtfully designed to provide comfort and tranquility. The master bedroom is a large double with a range of built in wardrobes, countryside views and en-suite bathroom, with a further double and single bedroom sharing a well-appointed family bathroom.

The Annex

In addition to the main residence, this property boasts a one-bedroom annex, perfect for accommodating guests or providing independent living space. Complete with its own kitchen, reception room, and bathroom, the annex offers flexibility and privacy, ideal for multi-generational families or those seeking additional rental income.

Outside

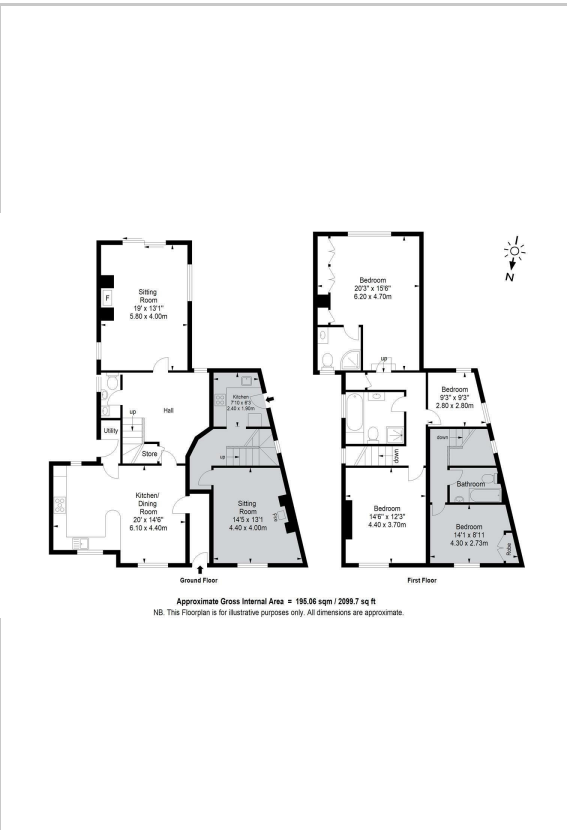
Outside, a well-maintained garden laid mainly to lawn with a patio area provides a peaceful retreat, perfect for outdoor dining, gardening, or simply enjoying the sunshine. There is handy side access allowing for bringing home muddy paws and a large shed to the side of the property for useful storage of paddleboards or surfboards. The property also benefits from solar panels to the roof.

The property is of standard construction.
Services for Main House - Mains water and sewerage, electric, Gas Central Heating
Services for Annex - Mains water and sewerage, electric, Electric Heating
Council Tax Band for 6 - D
Council Tax Band for 7 - A
EPC for Main House - D
EPC for Annex - F
Tenure - Freehold
Ultrafast Broadband and various mobile providers available in location (Ofcom Data)

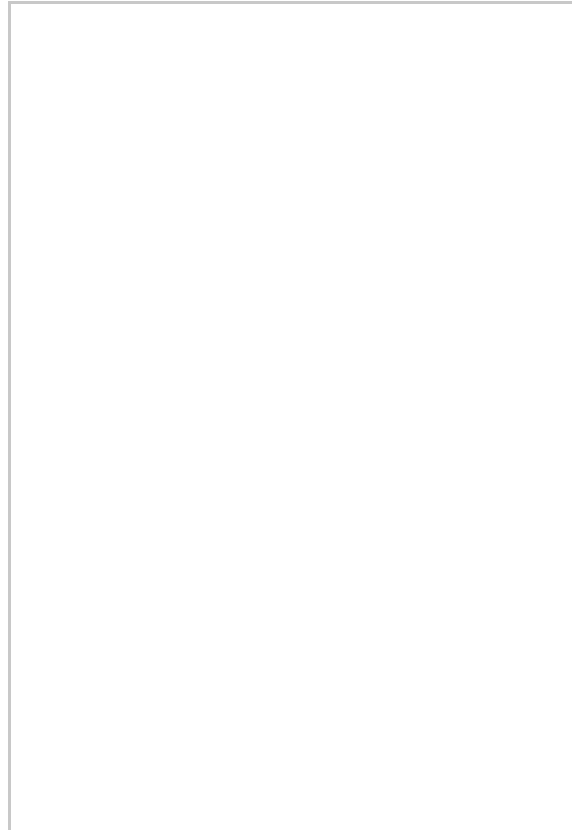


Floor Plans

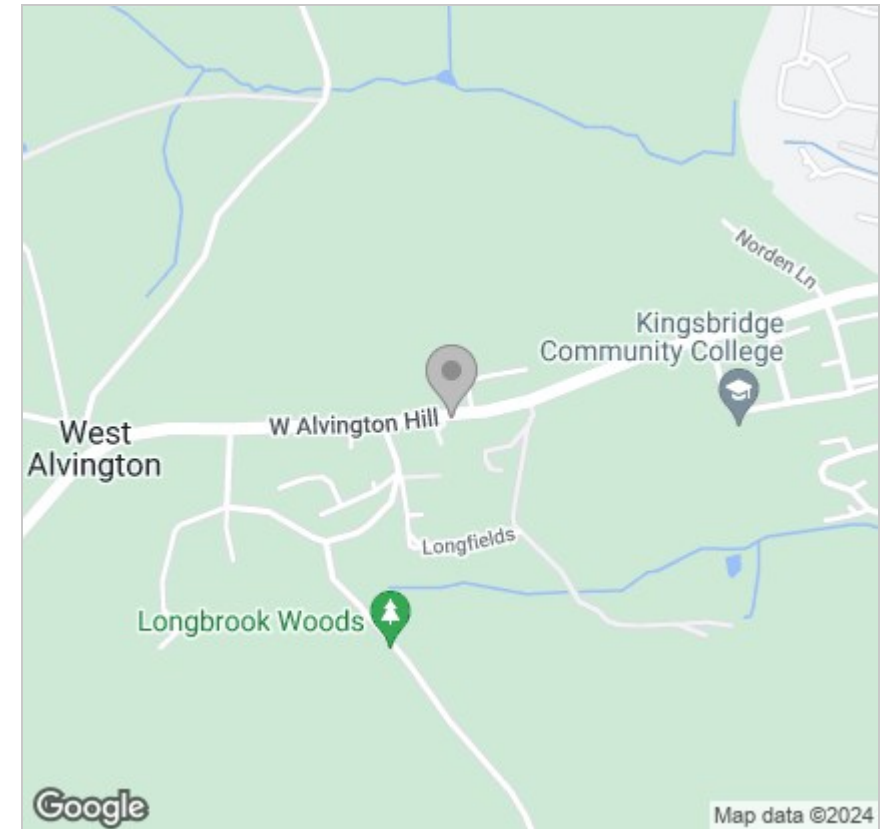
Main House



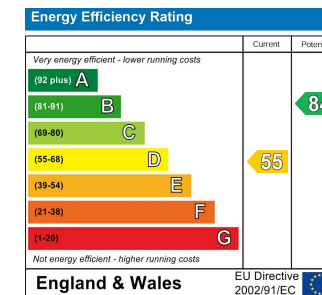
Annex



Area Map



Energy Efficiency Graph



Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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