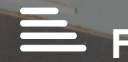




Leyside Torcross

Torcross, Kingsbridge, TQ7 2TQ

Asking Price £325,000



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A quaint cottage in the heart of the village of Torcross with superb views of Slapton Ley and a stones throw away from the popular beach of Slapton Sands. With 2 bedrooms and a cosy lounge, this is a successful holiday rental but would also make a wonderful home for someone who wants to live by the sea.

Location

An Area of Outstanding Natural Beauty, the coastal village of Torcross can be found nestled between the freshwater lagoon of Slapton Ley and the three mile shingle stretch beach that is Slapton Sands. Frequented by holiday makers, many of who return year after year, due mainly to its scenery, walks, and location. The area offers plenty for everyone. A popular destination with families, dog owners and also those with additional accessibility requirements, Torcross will provide you with an authentic South Devon coastal experience, with easy access to the rest of the region and all it has to offer.

The Property

Leyside is set in the centre of Torcross and, as the name suggests, it is on the Slapton Ley side meaning it is protected from the sea which is just behind. Currently utilised as a successful holiday rental, Leyside comprises;

Enter the property through the stained glass front door straight into a cosy and beautifully decorated reception room. Full of charm, there is a lovely woodburner to heat up the whole house and wooden floor which adds to the character. There is also built in shelving and cupboards for storage.

Follow the hallway from the reception room brings you to the kitchen with wooden worktops and shelving above. There is room for a small dining table and space for a fridge and washing machine. The window overlooks the rear courtyard and the back door is accessed from here also.





Downstairs is also the bathroom which has tiled flooring, a large shower cubicle, modern towel warmer, WC and basin and large obscured glass window.

First Floor

Upstairs there are two good sized double bedrooms.

Bedroom 1 is a lovely large double room with stunning views across the Ley. The bedroom also benefits from a built-in triple wardrobe for storage.

Bedroom 2 is another double bedroom with built in cupboard and has sea glimpses from the window.

Outside

The property benefits from a small courtyard which is shared with the neighbour but has the added bonus of rear access. No more traipsing through the house with soaked wetsuits or muddy pups! The courtyard is fully enclosed with plenty of space for a bench and some potted plants and has its own washing line for hanging your beach gear at the end of the day.

Other Information

The property is of standard construction and has no restrictions for use.

Services: Mains electric, water, private drainage.

Tenure: Freehold

EPC Rating - F

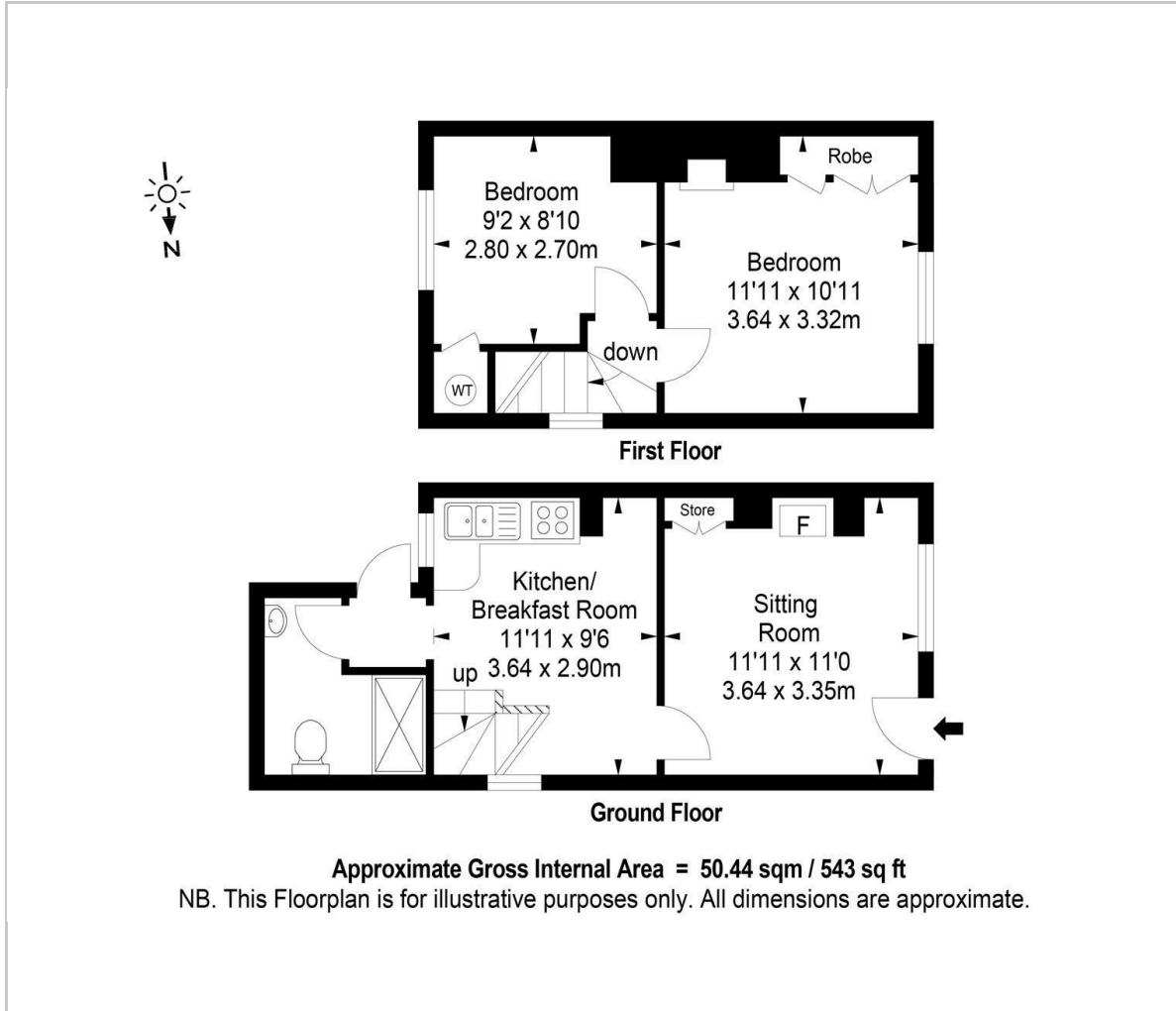
Council Tax Band - TBC as currently under business rates.

Broadband: ADSL and Superfast upto 50 Mbps download available locally (Ofcom)

Mobile Coverage: A choice of providers locally. (Ofcom)



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB
 Tel: 01548856685 Email: info@kingsbridgeestateagents.co.uk www.kingsbridgeestateagents.co.uk

Area Map



Energy Efficiency Graph

