

33 Mead Drive, Thurlestone, Kingsbridge, TQ7 3TA

Luscombe Maye 
Estate Agents







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This attractive bungalow offers a generous open-plan living room and dining space with high vaulted ceilings and sliding doors leading to the rear garden. The spacious kitchen and adjoining utility room are accessed down several steps from the entrance hall which also has internal access to the double garage.

The property boasts three good-size double bedrooms with the Master bedroom benefitting from excellent built-in wardrobes and an en-suite bathroom. There is a family bathroom with further excellent storage throughout the bungalow.

Attractive gardens to the front and rear are well maintained with a lovely South-Easterly rural view to the rear and a driveway to the front with space for a number of vehicles.

Mead Drive is a secluded and quiet private road in Thurlestone in the South Hams. Thurlestone was originally a coastal hamlet supporting fishing families, nowadays it boasts a 4* Hotel and village pub, excellent golf course and tennis club, church, primary school and village hall, sandy beaches and the South West Coastal Path, offering a wealth of activities for both permanent residents and second home owners alike.

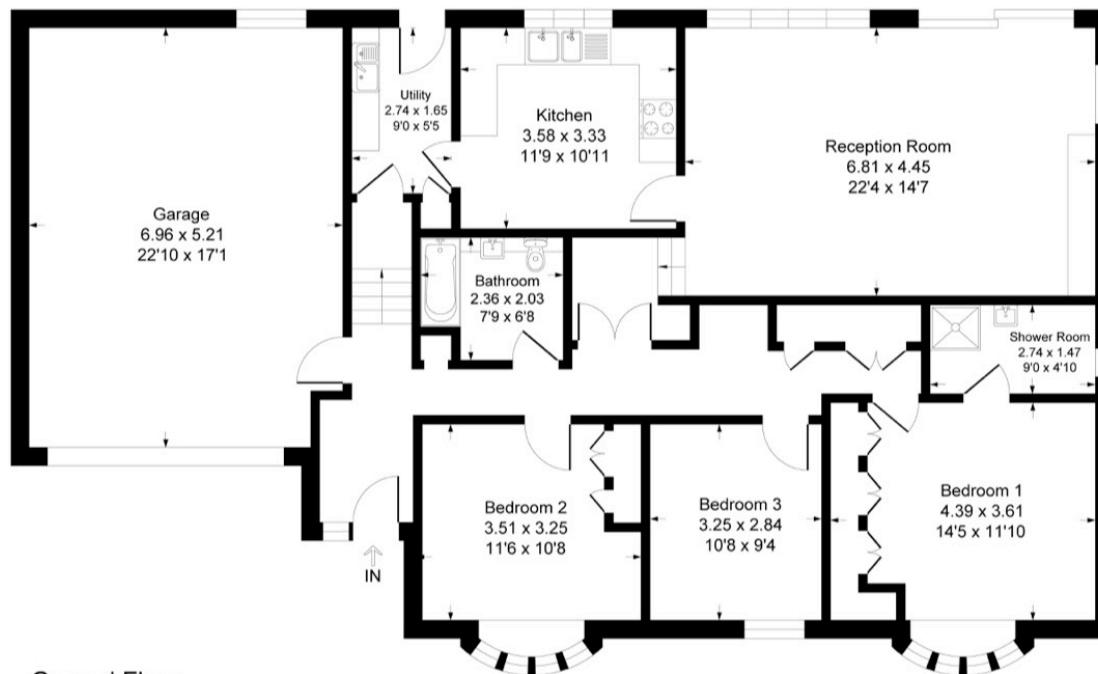
A charming and spacious detached bungalow with three double bedrooms and lovely views in the sought-after village of Thurlestone.

- Quiet Coastal Location
- Detached Bungalow
- Good condition throughout
- Three double bedrooms
- Two bathrooms
- Well-maintained gardens
- South East facing rear aspect
- Uninterrupted rural views
- Double garage
- Mead Drive is a private road
- Cannot be holiday let

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Approximate Gross Internal Floor Area = 122.3 sq m / 1317 sq ft
 Garage Area = 35.7 sq m / 385 sq ft
 Total Area = 158.0 sq m / 1701 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water, drainage, oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857474.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
63	82
EU Directive 2002/91/EC	
England, Scotland & Wales	

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.