



GABLES
END

WOODS
DISTINCTIVE HOMES



**Gables End
Bantham
Kingsbridge
Devon
TQ7 3AW**

£990,000

- A substantial house in an outstanding location
- Stunning views of the River Avon, Burgh Island and Bantham beach
- Lounge/dining room
- Kitchen
- Utility room
- Master bedroom with en-suite shower room
- Two further bedrooms
- Two further bathrooms
- Double garage and ample parking
- Large garden
- Walking distance to the sea and the quay.



Originally built around 1990, some 30 years ago, Gables End has been remodelled and modernised recently to provide comfortable accommodation for either a full time owner/occupier or holiday home owner.

The two subsidiary bedrooms are on the ground floor where there is also an entrance hall, shower room and WC and utility room. The first floor features a lovely sitting room with large, picture windows with panoramic views. You can sit down over a cup of coffee and while away the day watching the birds flying up and down the estuary and the sailing boats plying their way to and from the open sea. A small inner landing doubles as a study area and there is a good size kitchen with electric oven and hob and ample space for appliances. On the top floor is the superb master bedroom. Double aspect with sloping eaves, waking up in the morning will never be the same again! A ceiling to floor window looks straight out on the Avon and sands and a further side window gives direct views across to delightful Burgh Island.

Gables End has a large garden with panoramic vistas. There is a wide, gravel area for parking, barbecues etc immediately in front of the house, with the main garden sloping down with magnificent views across the estuary. Gables End also has a large, detached double garage with pitched roof.

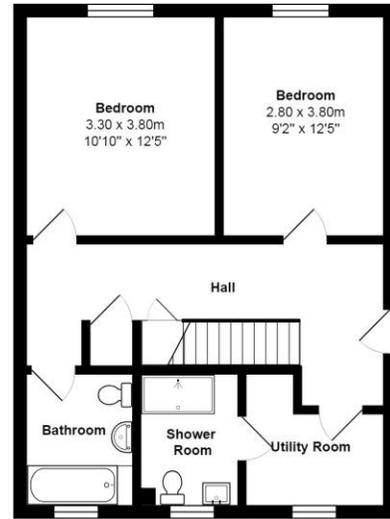
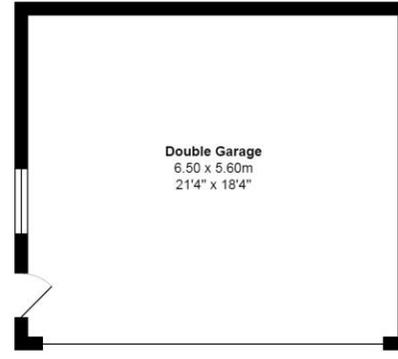
Bantham is one the most picturesque and unspoilt coastal villages in Devon. It has a shop and tea rooms and also a popular pub - The Sloop Inn. The sandy beach overlooking Burgh Island is south and west facing and one of the best in England. The nearest town is Kingsbridge, some 15 minutes or so drive away which has an excellent range of facilities. The glorious countryside of the South Hams is on the doorstep.



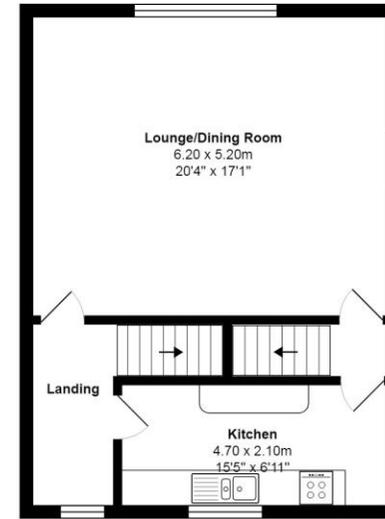


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

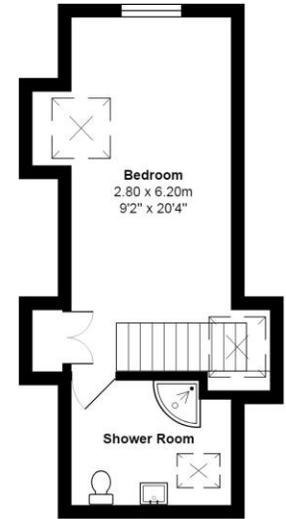
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Ground Floor



First Floor



Second Floor

Gables End, Bantham
Total Area: 132.4 m² ... 1425 ft² (excluding double garage)

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