

£369,950

FOR SALE



## 3 Bedroom Cottage - Frogmore

- ❖ 3 bedroom cottage
- ❖ Original traditional features
- ❖ 3 Reception Rooms
- ❖ Beautiful Garden
- ❖ Countryside & Estuary Views
- ❖ Popular Village Location
- ❖ Council Tax Band C



## The Cottage, Frogmore



### Property Summary:

A beautifully presented three bedroom terraced cottage in Frogmore. With three reception rooms, three bedrooms, downstairs cloak/utility, and rear garden, the property provides a perfect family home in a popular village location.

### About the Area:

Frogmore is a charming village situated close to the market town of Kingsbridge. It is at the head of Frogmore Creek which makes it a popular destination for those who enjoy pursuits on the water. There is a busy pub serving local food and drink along with a shop and café. Frogmore has two primary schools nearby, in West Charleton and Stokenham and the secondary schools in Kingsbridge which is a short drive away.

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## **The Property:**

A beautifully presented three bedroom terraced cottage in Frogmore. With three reception rooms, three bedrooms, downstairs cloak/utility, and rear garden views, the property provides a perfect family home in a popular village location.

As you step through the front door, you're greeted by a cozy porch, perfect for storing your wellies and jackets. The main hallway invites you in, leading you to a dining room on the right. This room, with its charming feature beams and decorative fireplace, can also serve as a snug or an office space.

Across the hall, the main reception room awaits. This spacious and character-filled room features beams within the walls and a large stone fireplace, setting the scene for an open fire to warm up those chilly evenings.

Venture further to discover the heart of the home - the kitchen. With its slate flooring and a range of fitted units, including an integrated oven and hob, the kitchen offers both functionality and space. From here, you can enjoy views of the beautiful rear garden. Adjacent to the kitchen is another versatile reception room, perfect as a dining area, playroom, or utility space, complete with a UPVC door leading out to the garden.

A convenient downstairs cloakroom doubles as a utility area, housing the washing machine along with WC and hand basin.

Heading upstairs, you'll find two generously sized double bedrooms, both carpeted and featuring windows that offer lovely views of the creek and countryside. The family bathroom, also on this floor, is well-appointed with a bath and shower, WC, and hand basin.

The second floor reveals a charming attic double bedroom, carpeted and bathed in light from a skylight. Additional storage space is tucked away behind a door at the far end of the room.

Outside, the rear garden is a true sanctuary. This beautiful, tiered space is mainly laid to lawn and adorned with established plants and shrubs. The top-level seating area is the perfect spot to unwind and enjoy the evening sunshine while taking in the picturesque countryside views.

**Tenure:** Freehold

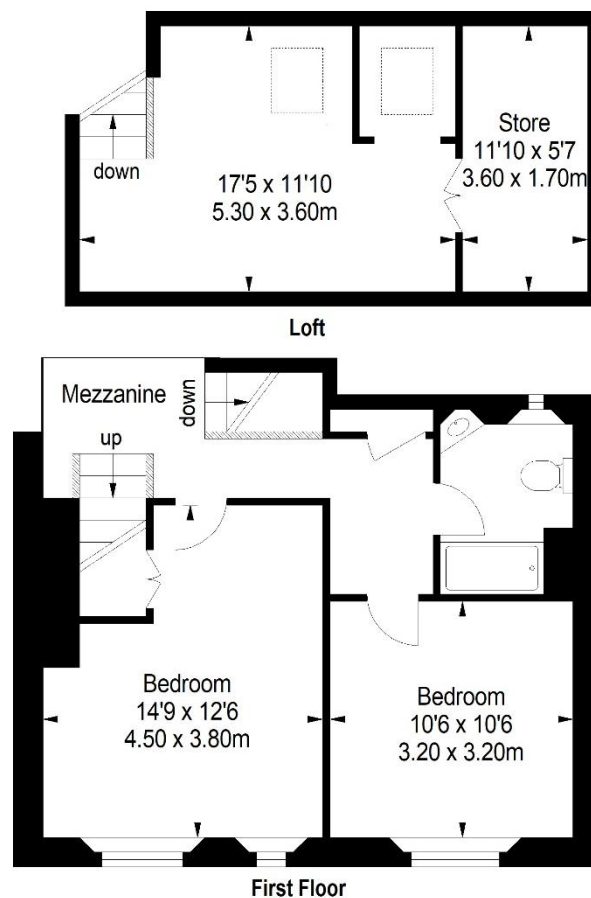
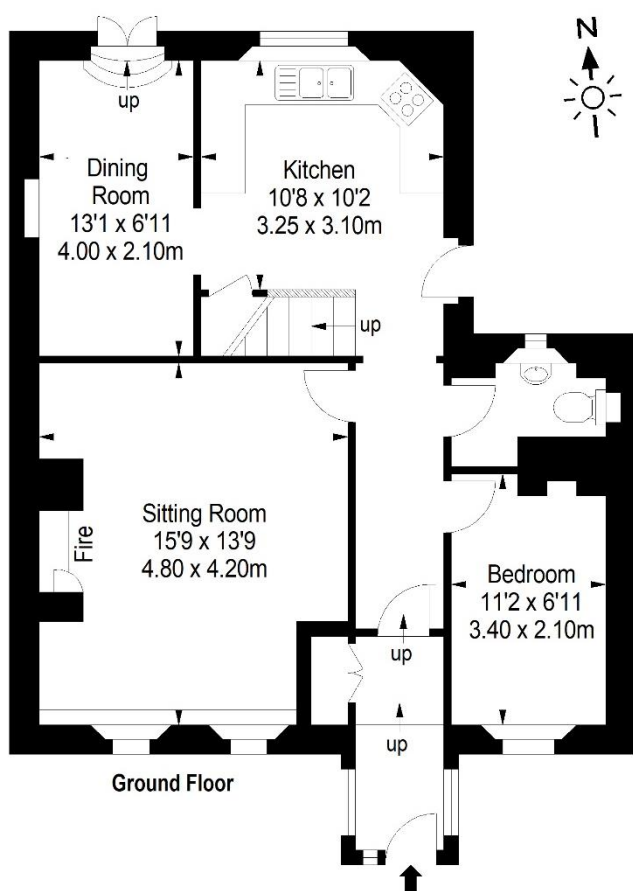
**Services:** Mains electricity & water, electric heating

**Council Tax Band:** C

**Construction:** Standard brick and slate

**EPC Rating:** E

Superfast Broadband and some mobile providers available in location (Ofcom Data)



Approximate Gross Internal Area = 130.62 sqm / 1406 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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