



1 The Old Watch House

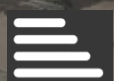
Torcross, TQ7

Guide Price £289,950

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1 The Old Watch House

Torcross, Kingsbridge, TQ7 2TQ

Summary:

A unique coastal property full of character, featuring a galley-style kitchen with Aga, exposed stone inglenook fireplace, sunroom with sea views, double bedroom with en-suite, additional shower room, and private parking. Perfect as a holiday home or investment close to the seafront.

The Property:

A charming character property located close to the seafront, 1, The Old Watch House combines period features with modern comforts and would make an ideal holiday home or investment.

A glazed UPVC door opens into a galley-style kitchen, finished in a contemporary style with a range of wall and base units, ample work surfaces, and a feature Aga at its centre. Integrated appliances include a fridge freezer, washing machine, and dishwasher. From here, a hallway provides access to the remaining rooms.

The reception room enjoys solid wood flooring, panelled lower walls, and an exposed stone inglenook fireplace with woodburning stove. Ceiling beams add further character, creating the feel of a traditional ship's galley. From both the kitchen and reception room, there is access to a bright sunroom with fitted external blinds and windows overlooking the sea – the perfect spot to relax and take in the coastal surroundings.

The property offers a generous double bedroom with side window and access to an en-suite bathroom fitted with a roll-top bath, WC and wash basin. There is also a separate shower room with walk-in cubicle, WC and wash basin.

Additional benefits include double glazing throughout, a large built-in storage cupboard accessed from the sunroom, and a valuable private parking space.





Having served as a much-loved bolthole for the current owners, 1 The Old Watch House would make an excellent holiday retreat or rental investment given its desirable position close to the waterfront.

The 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.

Further Information & Service:

Tenure: Leasehold – 973 Years remaining. Annual service charge £1200. £12.50 ground rent. A contribution of 25% for any external repairs. The flat is to be used as a private dwelling and has permanent residency all year round. It can be used as a holiday let if required.

Council Tax Band: Band A

EPC Rating: F

Construction Type: Built with local slate with lime mortar.

Utilities: Mains Water Supply, Mains Drainage, Mains Electricity, Electric heating and underfloor electric heating, woodburner.

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

Broadband Availability: Superfast fibre available – speeds up to 50 Mbps

Flood Risk: According to the Environment Agency, the property is in high risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known

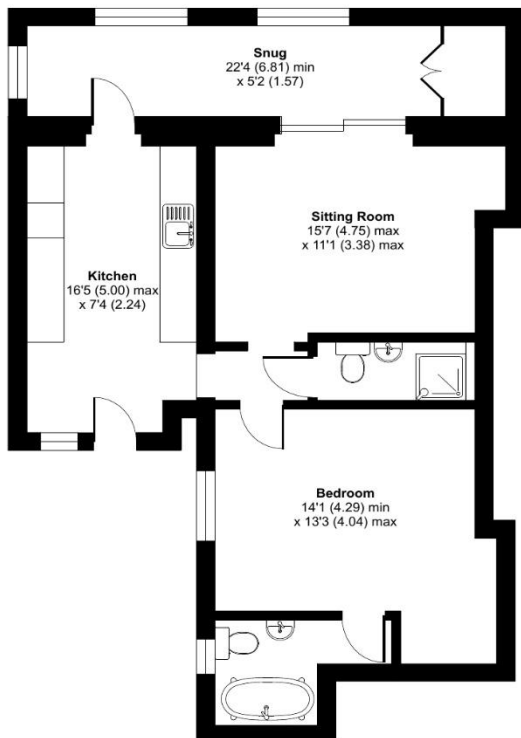
Restrictive Covenants / Rights of Way: None known

Location Above/Adjacent to Commercial Premises:

The Old Watch House, Torcross, Kingsbridge, TQ7

Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale

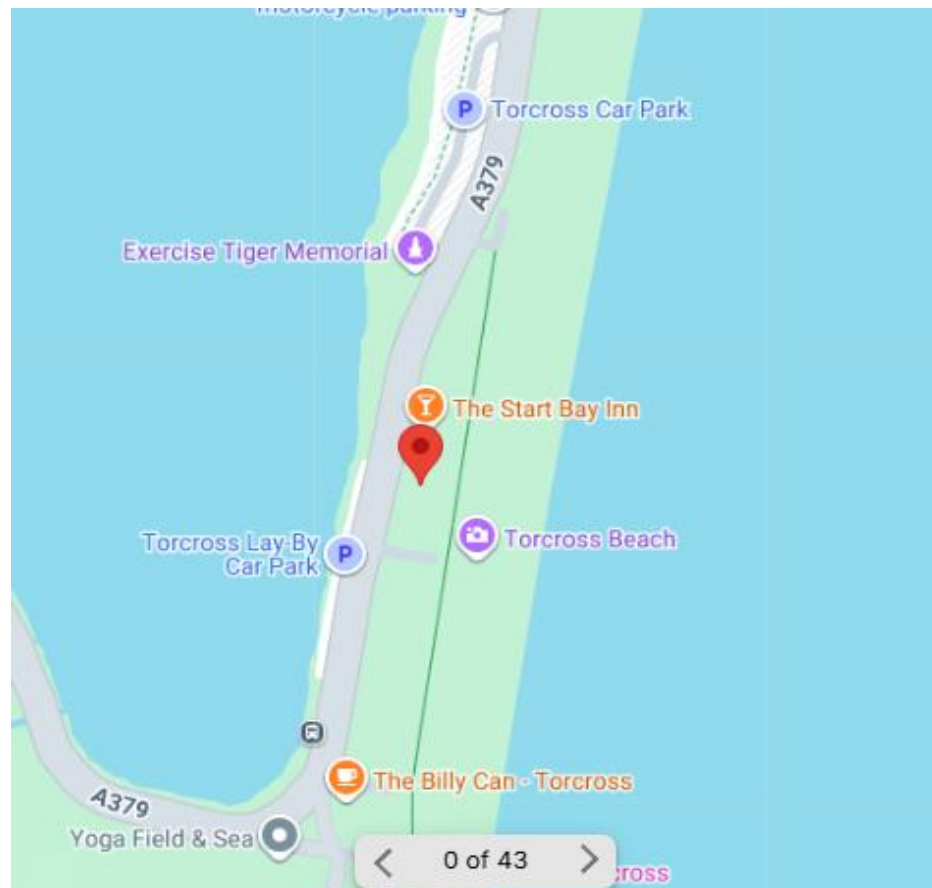


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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