

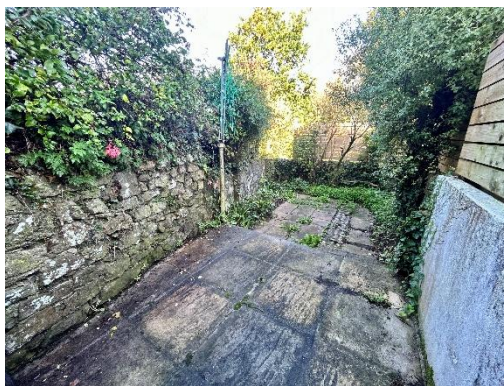
£185,000

FOR SALE



2 Bedroom Maisonette – South Milton

- ❖ 2 bedroom maisonette
- ❖ Enclosed Garden
- ❖ Walking Distance to the Beach
- ❖ Council Tax Band B
- ❖ No Onward Chain
- ❖ Popular Village Location
- ❖ Perfect Investment or First Home
- ❖ Light & Bright Reception Room



Clarence Court, South Milton



Property Summary:

A bright two-bedroom maisonette with private entrance and courtyard garden, set within the village of South Milton. Features include open-plan living, countryside views, and an enclosed garden.

About the Area:

South Milton is a beautiful village situated close to the popular South Milton Sands beach and affords easy access to the nearby towns of Salcombe and Kingsbridge. The South West Coastal Path is just 1.5 miles away with the options of strolling to Bantham or to Hope Cove to enjoy a spot of lunch and the beautiful views synonymous with the South Hams.

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The Property:

Clarence Court is a two-bedroom maisonette with its own private entrance and garden, set above the neighbouring property's garage.

On the ground floor, the private entrance opens to a hallway with useful storage and a back door leading down to the courtyard garden. Stairs rise to the first-floor landing, which includes an airing cupboard and doors to the two bedrooms, bathroom and open-plan kitchen/living space.

The living area enjoys plenty of natural light from a large front-facing window and features laminate flooring throughout. The kitchen is fitted with a range of wall and base units, ample work surfaces, an inset sink and drainer, freestanding electric cooker and plumbing for a washing machine.

The main bedroom is a double at the rear of the property, taking in attractive countryside views, while the second bedroom is a single room with a central skylight. The bathroom offers a walk-in shower cubicle, WC and basin.

Outside, there is a courtyard garden which is fully enclosed and provides a lovely area to sit and relax.

Clarence Court benefits from electric heating and double glazing and has easy access to the towns of Kingsbridge and Salcombe as well as local beaches and countryside walks. It presents an ideal opportunity as a first-time purchase, investment property, or a perfect coastal bolthole.

Originally an annex to the Old Post Office next door, the property is freehold but oversails the neighbouring garage. Buyers are advised to check mortgage lender requirements regarding this arrangement.

Although there is no allocated parking, on-street parking is available directly opposite the property.

Property Information:

Tenure: Freehold. Right of support/ shelter from adjoining property (The Old Post Office)

Council Tax Band: B

EPC Rating: E

Construction Type: Presumed standard brick/block but survey would be required to confirm.

Utilities: Mains water supply and drainage. Mains electric. Electric Heating.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast fibre available – check via Ofcom or supplier

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

Planning or Development Issues: Neighbouring property currently building a single storey extension that will have no impact on privacy and light.

Additional Notes

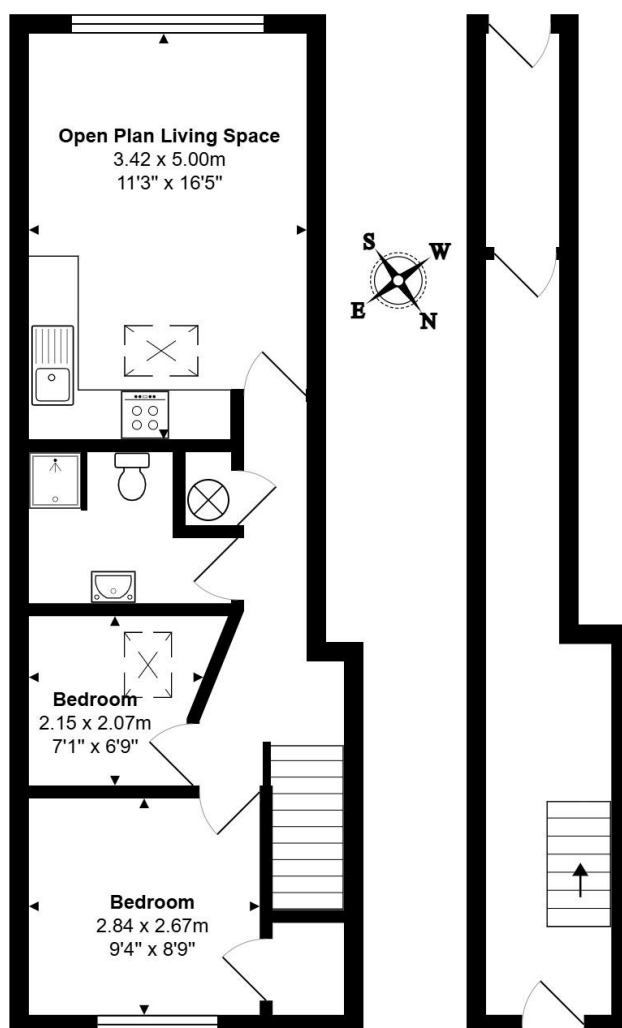
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

Disclaimer

Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by Kingsbridge Estate Agents and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with

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Total Area: 57.2 m² ... 616 ft²

All measurements are approximate and for display purposes only

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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