

3 AVON QUILLET

BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 AVON QUILLET

AT A GLANCE

This impressive ground floor apartment offers the perfect waterside retreat, showcasing one of the finest coastal views in the area. Beautifully presented throughout, it features two bedrooms, a modern shower room, and a superb open-plan living area with sliding doors opening onto a generous sun terrace. The apartment also benefits from its own private entrance, an allocated parking space, visitor parking, and shared steps providing direct access to the beach.

ACCOMMODATION

From its private entrance, the inner lobby offers a useful storage cupboard and leads into the superb open-plan living space, where striking patio doors perfectly frame the extraordinary coastal view. The kitchen is fitted with an array of matching base and wall units, space for appliances, and a convenient breakfast bar. The living area offers ample room for both seating and dining, all while enjoying the exquisite outlook.

Bedroom 1 enjoys a rear aspect with coastal views and fitted wardrobes, while Bedroom 2 features a front aspect and also includes fitted wardrobes. The modern shower room is well-appointed with a corner shower, WC, and basin.

OUTSIDE

A standout feature of this apartment is the rear terrace — ideal for alfresco dining or simply unwinding while taking in the captivating sea and coastal views. Residents enjoy communal access via cliffside steps leading directly down to the beach. The apartment includes an allocated parking space in the nearby parking area adjacent to Avon Quillet, along with an additional visitor space.

LOCATION

Bigbury-on-Sea is a beautiful coastal village renowned for its large expanse of sandy beach, with a causeway formed at low tide leading to the iconic Burgh Island. Nearby there is a good range of amenities and shops in the market town of Kingsbridge and the Georgian town of Modbury. Wonderful cliff top and coastal walks as well as other beaches and coves can be found nearby, along with sailing at Salcombe and Newton Ferrers. There is an 18 hole golf course at Bigbury and a further 18 hole golf course at Thurstlestone, with Dartmoor National Park several miles to the north.



PROPERTY DETAILS

Property Address

3 Avon Quillet | Folly Hill | Bigbury on Sea | Devon | TQ7 4AR

Mileages

Modbury - 7 miles | Plymouth - 18 miles | Kingsbridge - 10 miles

Services

Mains Electricity and Water. Private drainage. Electric panel heaters.

EPC Rating

Current - D | Potential - C

Council Tax

South Hams District Council | Band E

Tenure

Freehold

Key Features

- A generous sun terrace
- Two bedrooms with open plan living
- Well-presented ground floor apartment
- Private entrance
- Allocated parking space
- No onward chain

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Turn right off the A379 Modbury/Kingsbridge road about a mile and a half out of Modbury at Harraton Cross, signposted Bigbury on Sea. Continue to follow the signs to Bigbury on Sea passing through Bigbury village. As you descend the hill, into Bigbury on Sea, Avon Quillet.

Viewing

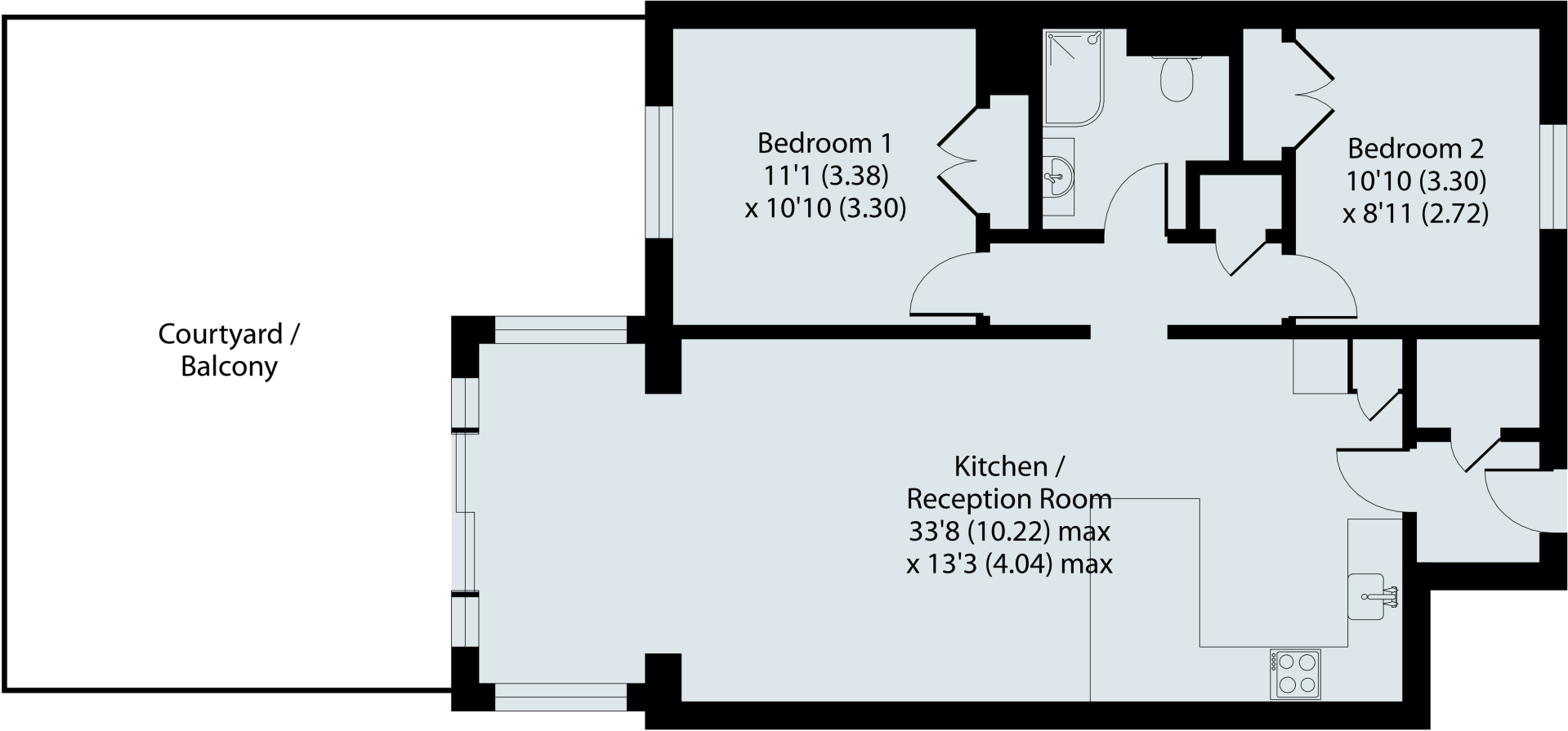
Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



FLOOR PLAN



Total Area | 839ft² (78m²)



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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

DARTMOUTH	TOTNES	KINGSBRIDGE	MODBURY	SALCOMBE	NEWTON FERRERS	LETTINGS	PWCH
01803 839190	01803 847979	018548 857588	01548 831163	01548 844473	01752 873311	01548 855599	01548 855590