

TIDES MEET BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

TIDES MEET

DESCRIPTION

Tides Meet is a charming semi-detached bungalow boasting an exceptional coastal outlook. Perfectly positioned along Marine Drive in the sought-after village of Bigbury-on-Sea, the property offers uninterrupted panoramic views across the coastline and towards the iconic Burgh Island. This three bedroom property does require a degree of updating, offered with no onward chain, set within front and rear gardens, off street parking and a single garage. A wonderful opportunity to acquire a special coastal retreat with breathtaking views.

ACCOMMODATION

An entrance porch leads into the inner hallway, which connects the principal rooms of this unique coastal home. Tides Meet offers a well-balanced layout comprising three bedrooms, a spacious sitting/dining room, kitchen, and shower room. The sitting/dining room enjoys a triple aspect, with a large front-facing picture window perfectly framing the breathtaking sea and Burgh Island views. A rear window offers a tranquil outlook over the garden, creating a light-filled and relaxing space to unwind or entertain. The kitchen, also benefitting from the spectacular coastal outlook through its front aspect window, is fitted with a range of matching wall and base units. It includes an integrated electric oven and hob, space for appliances, and a breakfast bar. The Shower room is arranged with a coner shower unit, wc and basin. All three bedrooms are positioned at the rear of the property, enjoying peaceful garden views.

Externally, an attached single garage offers secure parking or storage, and includes a utility store to the rear, with convenient access from the garden.

OUTSIDE

A drive leading to the property provides off street parking, alongside a generous are of lawn and access around the property to the rear. The rear garden has steps leading up from the property, predominantly laid to lawn, with bordering shrubs.

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



PROPERTY DETAILS

Property Address

Tides Meet, Marine Drive, Kingsbridge, Devon, TQ7 4AS

Guide Price

£675,000

Mileages

Kingsbridge 10 miles, Modbury 7 miles, Plymouth 18 miles (distances approximate)

Services

Mains electricity, mains water and mains drainage. Oil fired central heating.

EPC Rating

Current: 44, Potential: 73

Council Tax Band

Band F

Tenure

Freehold

Authority

South Hams District Council. Council Tax Band F.

Key Features

- Sought after coastal location
- Exceptional sea and Burgh Island views
- 3 bedrooms, link-detached bungalow
- Front and rear gardens
- Off street parking and single garage
- Ideal coastal retreat

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

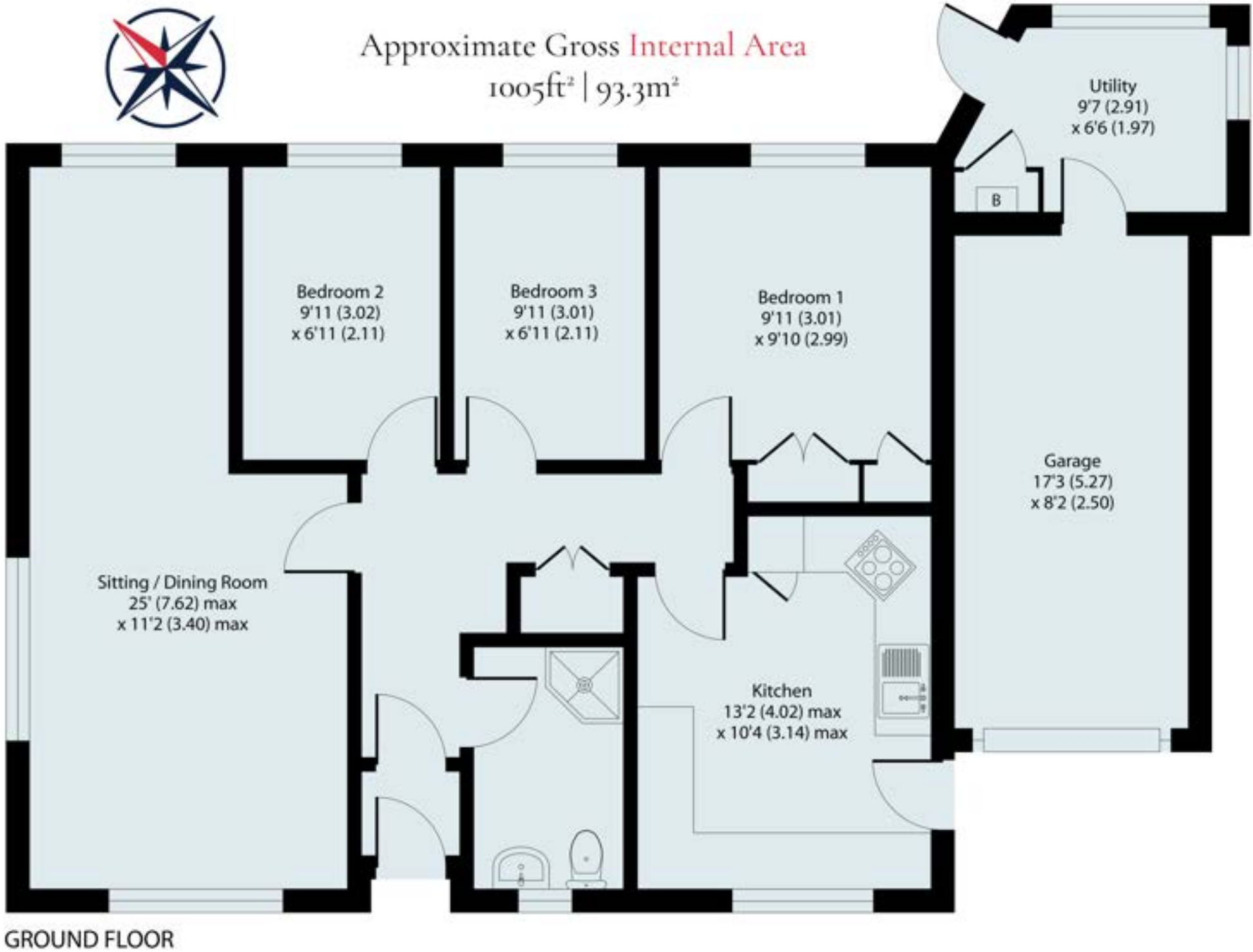
From Modbury, follow the A379 towards Kingsbridge. After approximately 1 mile turn right at Harraton Cross and follow the signs for Bigbury-on-Sea. After passing through Bigbury Village and Bigbury Golf Course, proceed down Folly Hill into Bigbury on Sea itself. Keep left on Marine Drive where the entrance to the property will be on the left.

Viewing

Strictly by appointment only through, Marchand Petit, Modbury. Tel: 01548 831163.



FLOOR PLAN



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