



Seaspray



Seaspray 2 The Mews

Thurlestone Sands, Kingsbridge, Devon, TQ7 3JY

Beach: just a few metres. Kingsbridge: 5 miles. Totnes train station: 16 miles.

Metres away from the beach this well presented reverse level two bedroom mid terrace optimises the stunning sea views whilst still offering spacious and bright living. Benefiting from two private parking spaces and access to a communal pool with direct beach access.

- Panoramic Sea Views
- Use Of Communal Pool
- Current Holiday Let
- Meters From The Beach
- Council Tax Band: Business Rated
- Two Private Parking Spaces
- Private Balcony
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Freehold

Offers In Excess Of £450,000

SITUATION

Thurlestone is a really beautiful and highly regarded coastal village, it takes its name from the impressive coastal rock formation Thurlestone Rock - an arch shaped rock just off the main Thurlestone beach. It has many picturesque properties and colourful gardens which result from its own "micro-climate", Thurlestone is the epitome of a South Devon village, with its dramatic coastline. The village is renowned for its excellent 4-star hotel and attached Inn, post office/general store, church and highly-regarded primary school. There are 2 beaches in the village Thurlestone Beach provides a beautifully clean area for swimming, surfing or rock-pooling. Just a little further around the coast is South Milton Sands, popular with surfers and families all year round. Nearby is Bantham Beach which has a pretty estuary and dunes to explore. There are an abundance of beautiful walks and of course the prestigious 18-hole golf course close-by.

DESCRIPTION

A fabulous mid-terraced property set in an outstanding position with 'front line' sea views towards Thurlestone Rock on one side and South Milton Sands and the National Trust reserve on the other.



ACCOMMODATION

The property is well presented throughout and arranged on a reverse level basis to optimise the views. There is a wonderful dual aspect open plan kitchen/dining/living room which is full of natural light and has superb views in each direction. The kitchen is complete with a wide range of wall and base units, integrated oven, hob and extractor. Patio doors open to a covered balcony creating the perfect spot to relax and enjoy the views. Downstairs there are two double bedrooms with built in wardrobes and a shower room.

OUTSIDE

The property benefits from two private parking spaces and access to a communal outdoor swimming pool, with outside shower and steps leading down to the beach.

SERVICES

Mains water, electric. Private drainage. Service charge for communal areas currently £1980 per annum.

Ultrafast broadband is available at this location along with various mobile networks (Ofcom)

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge follow the A381 towards Salcombe, after approximately two miles turn right towards South Milton. Follow this road into the village of South Milton and in the middle of the village take the left hand road signed South Milton Sands and Thurlestone Rock. Follow this road for approximately 1.5 miles and then proceed along the unmade road passing the National Trust car park on the left hand side. Continue along this road and Mews Cottages/Thurlestone Rock Apartments will be found on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge Branch.

AGENTS NOTE

This property is currently holiday let and viewings will tend to be during the changeover day, Friday, contact us to arrange. The property could be available fully furnished to continue with the holiday lettings, subject to separate negotiation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 57 sq m / 613 sq ft

Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (955007)



Energy Efficiency Rating	
Current	Potential
100	34
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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