



9, Willows Close



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Frogmore, Kingsbridge, TQ7 2NY

Kingsbridge 3 miles. Salcombe 9 miles. Dartmouth 12 miles.

A deceptively spacious and light link-detached 2/3 bedroom bungalow in the favoured area of Frogmore located in a quiet cul-de-sac with off road parking and a generous garden

- Favoured village location
- Potential to modernise
- Single garage
- Driveway parking
- Freehold
- Deceptively spacious
- Front and rear garden
- Quiet cul-de-sac
- Two/three bedrooms
- Council Tax Band D

Guide Price £410,000

SITUATION

Frogmore village is situated at the head of Frogmore Creek, an arm of the Salcombe estuary. The village has a lively community with activities hosted at the village hall, an annual regatta and it is also home to The Globe Inn and Swell Devon cafe/deli. The public slip in the middle of the village allows direct access to the water and makes Salcombe reachable in around 20 minutes. There are excellent countryside and creekside walks and the bus service is on the Kingsbridge to Dartmouth route.

The neighbouring village of Chillington has a well-served village shop and post office along with a health centre. Travelling towards Kingsbridge there is the village of East Charleton which has a most useful mini supermarket with post office, petrol station and Ashbys; a leisure/outdoor store.

Kingsbridge is only three miles away and offers an excellent range of shops, a sports centre with swimming pool, primary and a secondary school, a health centre and a cottage hospital.



DESCRIPTION

A deceptively spacious two/three bedroom link-detached bungalow set within a quiet cul-de-sac in the lively village of Frogmore. This property is offered for sale with no 'on going' chain. The bungalow has great potential for modernisation with gardens wrapping around the property, with the added advantage of off-street parking and a single garage.

ACCOMMODATION

The property is surprisingly spacious and light throughout. Upon entering, the hallway provides access to the sitting room- a generous double aspect room offering a great space for entertaining with an electric fireplace and the original servants hatch leading into the kitchen. The kitchen offers a range of wall and base units with space for an oven and dishwasher, boiler cupboard and an airing cupboard. Leading through to a useful utility room with plumbing and space for a washing machine. From here a door leads though to the garage, this space provides a great opportunity subject to the necessary planning constraints to reconfigure the kitchen/sitting room area. The separate dining room or the original third bedroom overlooks the front and rear garden, benefiting from sliding doors to access the rear.

The hallway leads down to the two bedrooms, storage cupboard and family bathroom. The principle bedroom is a spacious double overlooking the rear patio area with arched features creating a great dressing area with built in wardrobes and door leading directly to the patio. The family bathroom includes a WC, bath with electric shower overhead and sink. The second bedroom also overlooks the garden and has arched features leading to an ensuite shower and WC.

GARDENS

The front garden is mainly laid to lawn with driveway parking for one car and single garage with electric door. The garden wraps around the side of the property with planted borders and patio area. There is garden storage and a south facing sun room with tiled floor.

SERVICES

Mains water, electric and drainage with oil fired central heating. Superfast 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

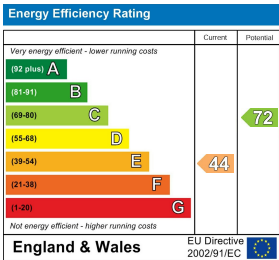
From Kingsbridge follow the A379 to Frogmore, once in the village turn right over the creek and then left straight after the bridge onto Orchard view. Take the first right into Windsdale Close and then left into Willows Close, where number 9 will be found on your right.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge office.



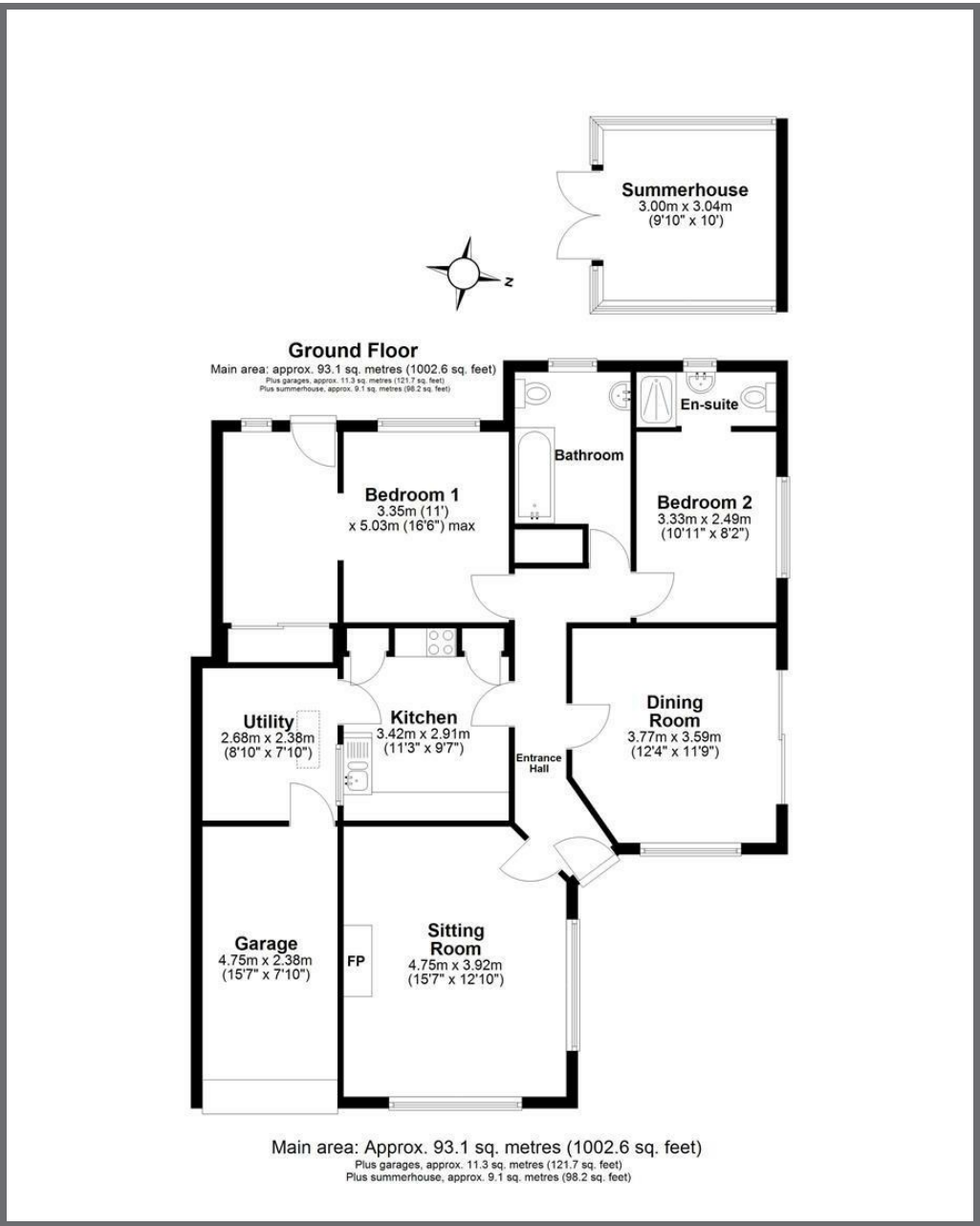
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



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