



Orchid, Stancombe Farm
Sherford, Kingsbridge, Devon TQ7 2BE

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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This is an immaculately presented first floor apartment situated in the scenic grounds of Stancombe Farm.

You enter the property into the open plan living room, this is a well-proportioned room with living, dining and kitchen areas. The contemporary kitchen to one corner is well equipped with plenty of floor and wall-based units and more than enough space for a dining table and chairs and in the living area there are windows to the front allowing in plenty of natural light. The bedroom also has a window to the front, built-in wardrobes and door to the bathroom. The bathroom comprises bath with shower above, WC, pedestal wash hand basin and there's also a handy built-in laundry area, separate storage cupboard and a second door leading out to the sitting room. Outside is an allocated parking space and additional visitor parking.

The property also benefits from use of the extensive leisure facilities including an indoor heated swimming pool, outdoor hard tennis court, pitch and putt course, snooker and games rooms as well as access to the attractive communal grounds. Stancombe is a small settlement with Saxon origins and has buildings dating to medieval times. It's located in an area of great beauty, close to the coast with its spectacular cliffs, lovely coves, beaches and dramatic walks over the South Devon Coastal Path.

KEY FEATURES

- First floor apartment
- Open plan living/dining/kitchen
- Modern bathroom
- Residents parking
- Communal grounds to enjoy
- Use of indoor pool, tennis courts, pitch & putt
- Holiday use only - cannot be a main residence.

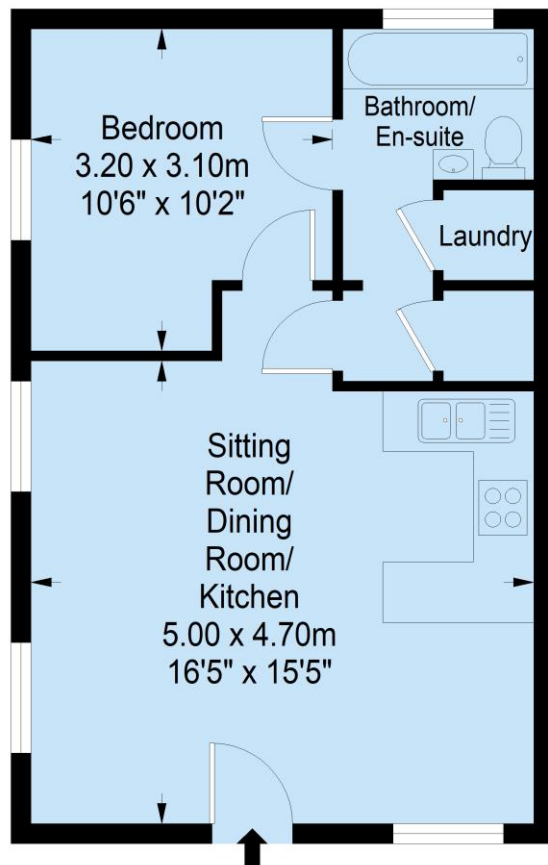
BEDS 1 | BATHS 1 | RECEPTS 1 | EPC - C | COUNCIL TAX - Currently business rated.

SERVICES - Mains electricity and water. Electric storage heaters. Private drainage.

TENURE - Leasehold - 999 years from 2003

The property is leasehold with each owner having a share of the freehold and being part of the management company. There is an annual service charge of approximately £2,490.60 which covers maintenance and cleaning of the swimming pool and heating, tennis court, snooker room, common areas and communal grounds. It also includes the insurance of the common areas.

*NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.*



*Total area 39.48 Sq.m
(425 Sq.ft) Approx.*

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DIRECTIONS

Take the A379 Dartmouth Road from Kingsbridge leaving the head of the estuary on your right-hand side. Follow this road for approximately 3 miles and on reaching the village of Frogmore, turn left signed Sherford. Proceed along this road and through the village, past the church. Turn right at the cross-roads signed Stancombe. The entrance will be found on the right-hand side.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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.

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