



The Quillett, South Milton
Kingsbridge, Devon TQ7 3JG

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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A charming Grade II listed semi-detached cottage with numerous character features situated in this picturesque village, just a 5-minute drive to the beach.

Inside this well-maintained property offers a cosy and inviting atmosphere, perfect for those seeking a comfortable and stylish home with accommodation comprising dual aspect kitchen, superb sitting room with feature stone fireplace inset with a wood burner and exposed beams. Upstairs are two bedrooms and a bathroom with roll top bath and separate shower.

Outside the property benefits from a lovely garden with two patio seating areas, one off the sitting room and a second one up steps to the top of the garden where you have lovely countryside views, both are ideal for entertaining or just relaxing. With the convenience of off-street parking for two vehicles and the benefit of an electric car charging point adding to the appeal of this delightful cottage, making it an ideal choice for those looking for a tranquil retreat.

The attractive and popular village of South Milton lies about 1 mile inland from the National Trust beach at South Milton Sands. The larger village of Thurlestone is close by with its general stores and post office, hotel offering leisure facilities, and 18-hole links golf course. Salcombe, the renowned estuary town and sailing centre is approximately 4 miles from the property and the market town of Kingsbridge is within 5 miles.

KEY FEATURES

- Charming semi-detached thatched cottage
- Grade II listed
- Beautifully maintained and presented
- Bathroom with roll top bath and separate shower
- Parking for 2 vehicles and electric car charging point
- Private rear garden
- Sought after village
- Short drive to the beach

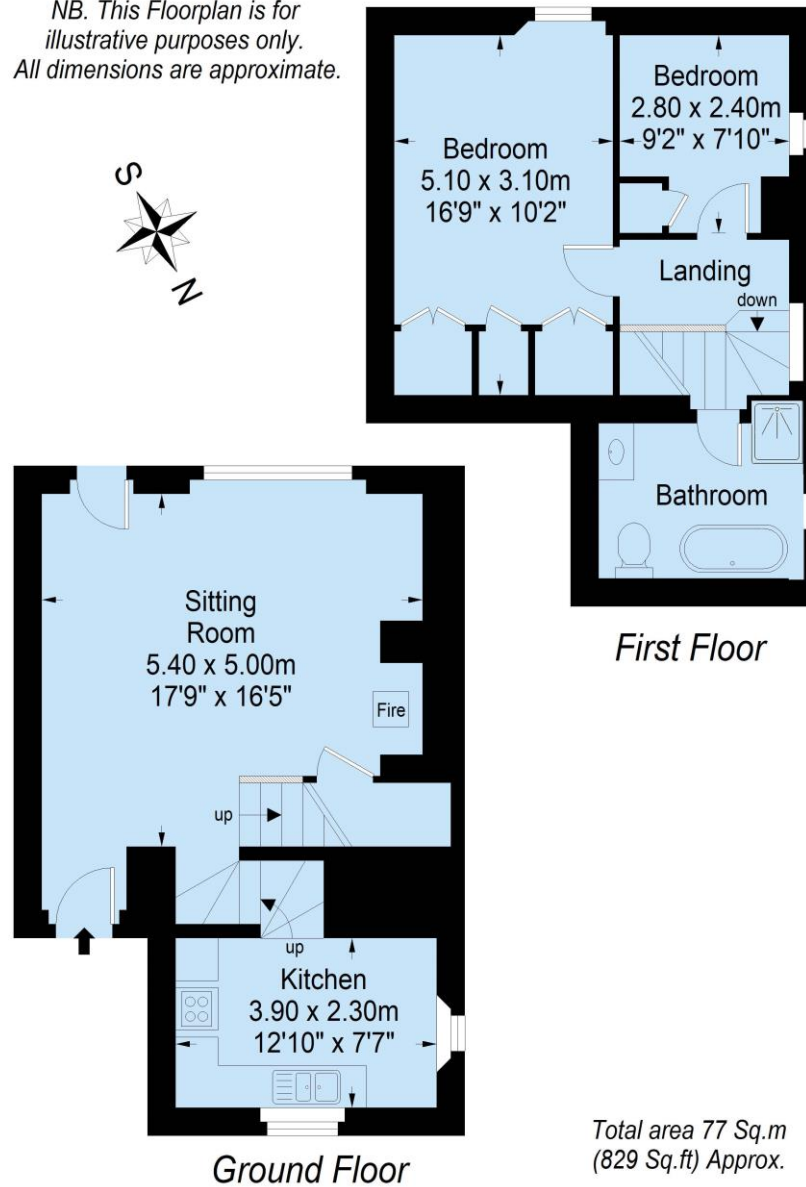
BEDS 2 | BATHS 1 | RECEPTS 1 | EPC - F | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. Electric radiators. Electric car charging point.

COUNCIL TAX – Currently business rated.

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



DIRECTIONS

From Kingsbridge take the A381 Salcombe road out of town passing through West Alvington. After about 2 miles take the right turn signposted South Milton. Continue into the village and the property will be found on your left-hand side just before the turning to Thurlestone Rock/South Milton Sands.

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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