



Buckthorn, 11 Backshay Close
South Milton, Kingsbridge, Devon TQ7 3JH

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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Nestled in a quiet cul-de-sac location in the picturesque village of South Milton, we offer to the market this charming semi-detached house which has the perfect blend of modern convenience and countryside tranquillity. Boasting two spacious bedrooms, a home office (3rd bed), and bathroom upstairs this well-maintained property exudes a homely feel with its bright and comfortable interior. Downstairs the superb open-plan kitchen/dining room is stylishly designed, providing ample space for relaxation and entertainment. There's a separate sitting room with sliding doors opening to the garden and a useful utility area and cloakroom.

Step outside to the private 'sun trap' rear garden and patio area, ideal for entertaining or simply sitting and relaxing. With off-street parking this property is perfect for those seeking a peaceful retreat within easy reach of plenty of beaches and local amenities.

Covenant - Buckthorn can be purchased as a main residence, second home, or a long term let. It cannot be used as a holiday let.

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

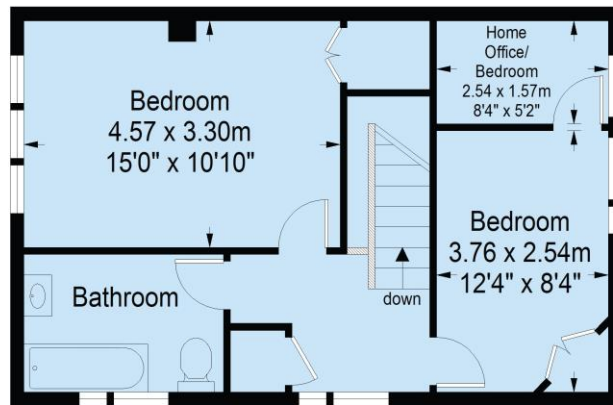
- Stylish semi-detached property
- Quiet cul-de-sac location
- Superb open plan kitchen/dining room
- Separate sitting room
- Bathroom and cloakroom
- Private sun trap rear garden and patio
- Off road parking
- 1 mile from the beach

BEDS 2/3 | BATHS 1 | RECEPTS 1 | EPC - C | COUNCIL TAX - D | TENURE - Freehold

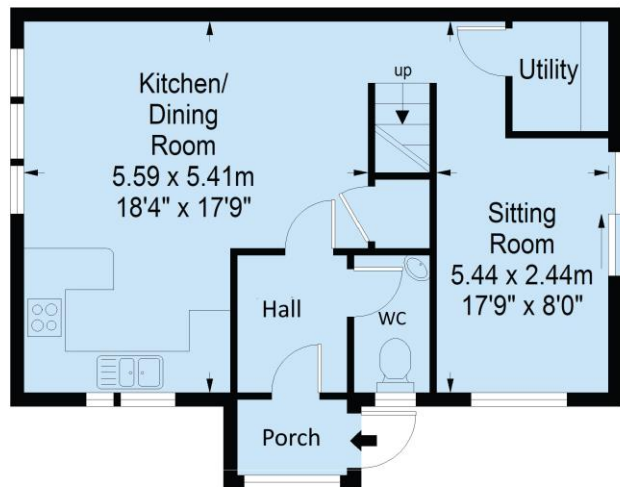
SERVICES - Mains electricity, water and drainage. New electric boiler installed 2021.

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

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



First Floor



Total area 94 Sq.m
(1012 Sq.ft) Approx.

Ground Floor



DIRECTIONS

what3words - headings.junction.studs

From Kingsbridge take the A381 Salcombe road out of town passing through the village of West Alvington. After about a mile and a half turn right signposted South Milton. Continue into the village, take the left turn into Backshay Close and No 11 is towards the end of the cul-de-sac on the left-hand side.

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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