

2 LOWER COURT COTTAGES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 LOWER COURT COTTAGES

This is a nicely presented semi-detached property, situated in the picturesque village of South Milton, with lovely views over open countryside and just a 5 minute drive to the beach at South Milton Sands.

The property offers over 1100 sq.ft of accommodation comprising; entrance porch, a lovely 'L' shaped kitchen/dining room which has lots of floor and wall units, breakfast bar and views over the front and driveway. There is plenty of room for a large dining table and chairs plus a sofa, making this a handy second reception/living space. Off the kitchen is a really useful utility room with built-in units, plumbing for a washing machine and access doors opening to the front driveway and a rear porch/store room from where you can access the side of the property. To the rear is the dual aspect, bright and spacious 'L' shaped sitting room which has a working open fireplace and beautiful views through the patio doors and window over the paved garden to the fields beyond. Completing the ground floor is a cloakroom and store cupboard.

Upstairs there are 3 double bedrooms and a fully tiled bathroom with shower above the bath.

At the front is a timber 5-bar gate opening onto the driveway where there is parking for a couple of vehicles/boat storage.

To the rear is a good size patio garden enclosed on all sides by wall and timber fencing with established shrub and wall borders, ideal for entertaining or simply relaxing and taking in the views to the fields beyond.

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.

Directions

what3words - family.chemistry.enlighten

From Kingsbridge take the A381 Salcombe Road out of town, going through West Alvington. After approximately 2 miles turn right at the sign for South Milton. Continue along this road into the village, the property will be found on the left-hand side just before the Church.



PROPERTY DETAILS

Property Address

2 Lower Court Cottages, South Milton, Kingsbridge, Devon TQ7 3JQ

Mileages

Kingsbridge 3.5 miles; Salcombe 4.5 miles; Totnes 16 miles (distances are approximate)

Services

Mains electricity, water and drainage. Night storage heaters.

EPC Rating

TBA - Current: 0, Potential: 0

Council Tax

Band D

Tenure

Freehold

Authority

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

Tel: 01803 861234.

Key Features

- Nicely presented semi-detached property
- Spacious kitchen/dining/reception room
- Bright and spacious 'L' shaped sitting room
- Utility, cloakroom and store room
- Three double bedrooms
- Driveway parking
- Private rear patio garden
- Lovely views over open countryside
- No chain

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

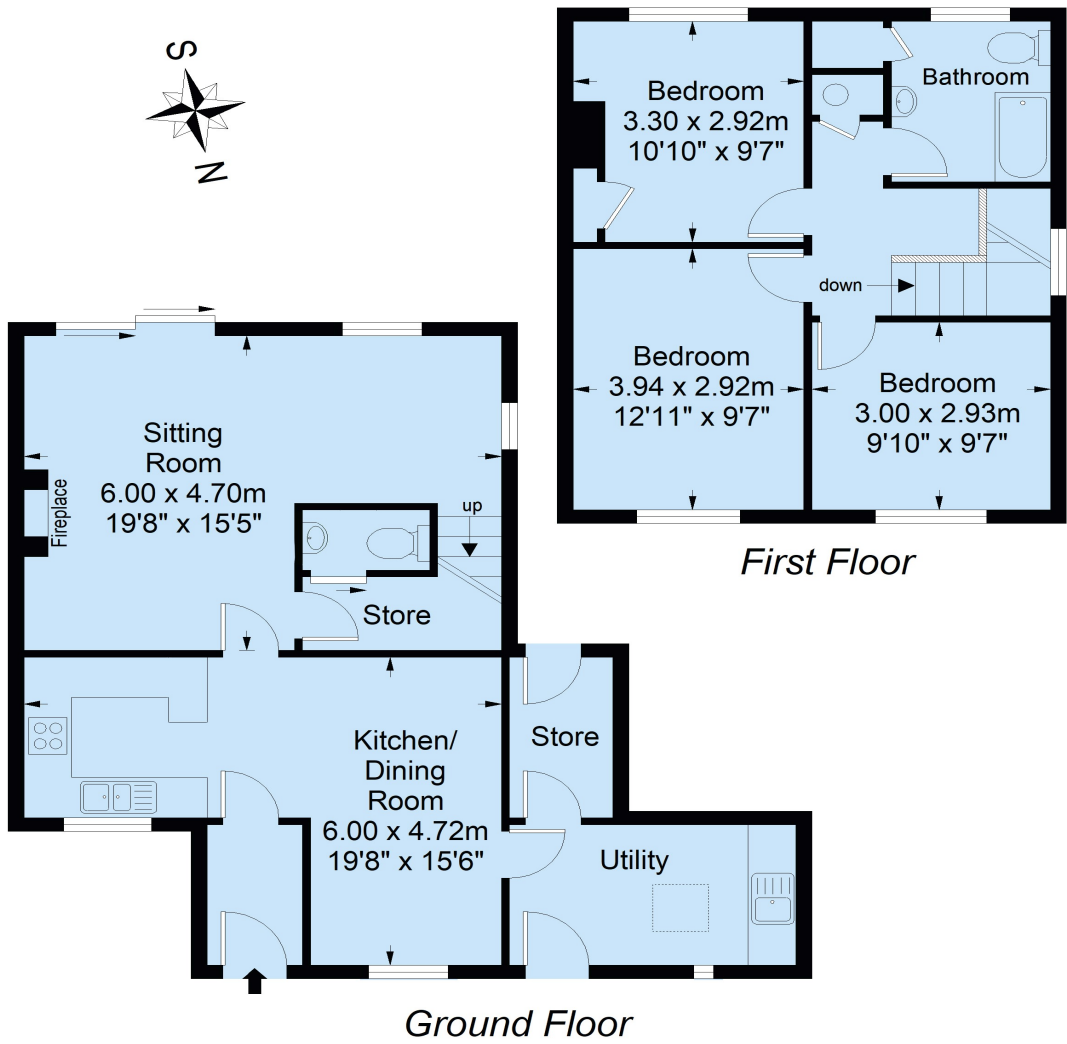
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

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



Total area 106.37 Sq.m
(1145 Sq.ft) Approx.

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.