

2 WOODLANDS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 WOODLANDS

Description

Situated on the edge of the village yet only a few minutes walk to amenities is this nicely presented and in excellent order, semi-detached 3-bed property.

The interior is bright and spacious, flooded with plenty of natural light and offers accommodation comprising entrance hall with storage area underneath the stairs up to the first floor. A sitting room with views over the front garden and inset log burner set on a slate hearth. The kitchen and dining room are to the rear and enjoy lovely views of the back garden. The stylish kitchen is well-equipped having plenty of modern grey units with white counter tops and integrated appliances. There's an and open walkway through to the dining room and door giving access out to the timber decked seating area and rear garden.

Upstairs there are 3 double bedrooms all with built-in storage and a fully tiled family bathroom with shower above the bath.

The front level lawned garden is bound by timber fencing. To the side is a path up to the entrance, a pedestrian gate for access into the rear garden and driveway parking for a couple of vehicles in front of the garage. The garage has a utility area, cloakroom and door at the rear opening to the garden.

The rear garden is a absolute delight, there's a large timber decked area straight off the kitchen, ideal for either entertaining or relaxing and enjoying your surroundings. A pretty planted border under the dining room window, trellissing for climbing plants and a summerhouse. Central steps take you down to the large lawned garden which is interspersed with established trees, shrubs and bushes. There are timber framed vegetable beds, a greenhouse and a further summerhouse and gravelled seating area.

Property is subject to S157 restriction (purchaser needs to have lived/worked in Devon for 3 years prior to purchase).

Situation

Churchstow is a popular village being close to Kingsbridge yet benefiting from a village community with pub, shop, and church. It is also within easy reach of some of the best beaches in the area including Bantham and Thurlestone and to the dramatic walks over the South Devon Coastal Path. The market town of Kingsbridge has a Primary School and Community College and offers a good range of shops, swimming pool and leisure facilities along with golf courses at Thurlestone, Bigbury and Dartmouth.

Directions

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From Kingsbridge take the A379 out of town heading to Churchstow/Plymouth, on entering the village of Churchstow bear left immediately after you pass the Church House Inn, then take the 4th left into Woodlands where you will find the property on the left-hand side.



PROPERTY DETAILS

Property Address

2 Woodlands, Churchstow, Kingsbridge, Devon TQ7 3QX

Mileages

Kingsbridge 1 mile; Totnes 13 miles; A38 Devon Expressway 10 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired combi boiler.

EPC Rating

Band D. Current: 64, Potential: 71

Council Tax

Band A

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
- Stylish, well-equipped kitchen
- Sitting room and separate dining room
- Three double bedrooms with built-in storage
- Fully tiled, well-appointed bathroom
- Large garden with timber decked seating area, 2 summerhouses, and a greenhouse
- Garage with utility area, cloakroom and driveway parking
- Quiet village location, close to amenities

Fixtures & Fittings

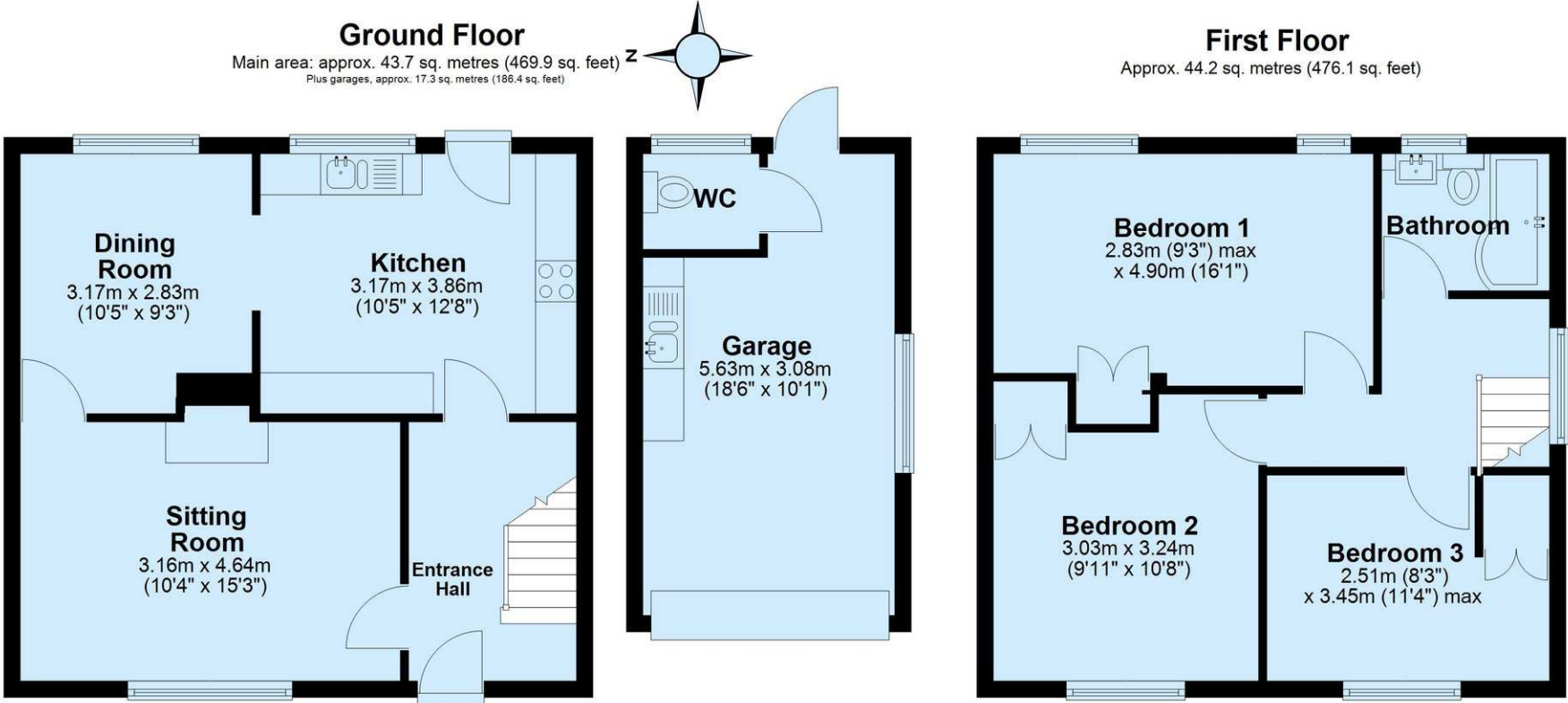
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Main area: Approx. 87.9 sq. metres (946.1 sq. feet)
Plus garages, approx. 17.3 sq. metres (186.4 sq. feet)

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