

3 ORCHARD VIEW



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 ORCHARD VIEW

Description

Situated just a couple of minutes walk from the head of the Creek and amenities in the picturesque village of Frogmore is this delightful mid-terrace property. Inside is a blank canvas and ideal for those looking to put their own stamp on and make it in to a fantastic family home.

To the front is an easy to maintain garden, bordered by a low wall, and established hedging with path up to the front door. You step into the entrance hall which has stairs to the first floor and built-in storage below. There is a spacious dual aspect sitting/dining room, the sitting area is to the front and has a fireplace (currently not in use). The dining area is to the rear and has a handy serving hatch to the kitchen. In the kitchen you'll find plenty of floor and wall units, window allowing in plenty of natural light and a glazed door opening to the garden.

Upstairs are two double bedrooms and one single, plus a fully tiled bathroom.

The enclosed private rear garden is ideal for relaxing and there is an outside WC accessible from the garden.

Directions

what3words - likening.waxing.catchers

From Kingsbridge take the A379 Dartmouth Road out of town, passing through the villages of West and East Charleton. The next village is Frogmore, go through the village taking the last turn on your right in to Old Frogmore Road where you will see no.3 on the left-hand side.

Situation

Frogmore is a sought-after village with a good community atmosphere that sits at the head of a very pretty creek, which leads into the Salcombe Estuary with public slip and is navigable for a couple of hours or so either side of high tide. Village amenities include the popular Globe Inn, which is a traditional pub providing good quality food and accommodation, whilst Springfield Farm Shop offers good local produce and cafe. The village is on a bus route and is conveniently close to all the amenities that Kingsbridge has to offer. There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are also within easy reach.



PROPERTY DETAILS

Property Address

3 Orchard View, Old Frogmore Road, Frogmore, Kingsbridge, Devon TQ7 2PF

Mileages

Kingsbridge 3 miles; Salcombe 9 miles; Dartmouth 11 miles (distances are approximate)

Services

Mains electricity, water and drainage. Storage heaters.

EPC Rating

Band F. Current: 37, Potential: 104

Council Tax

Band B

Tenure

Freehold

Authority

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

Tel: 01803 861234.

Key Features

- Delightful mid terrace property
- In need of some modernisation
- Bright and spacious interior
- 2 double bedrooms and 1 single
- Low maintenance front and rear gardens
- Garage for parking
- Minute's walk to the Creek and amenities

Fixtures & Fittings

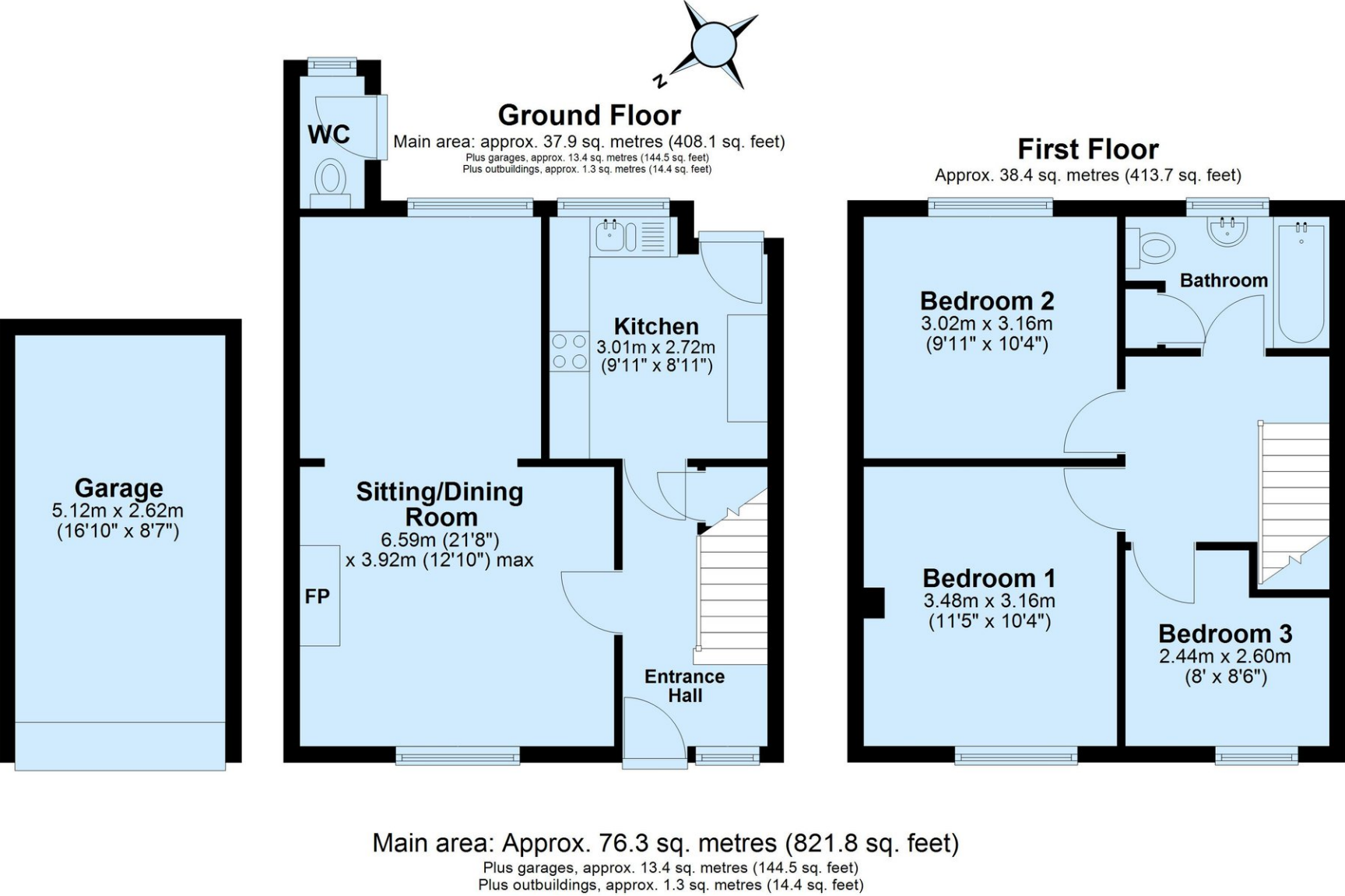
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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