

4 GREENBANKS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

4 GREENBANKS

Description

Sitting on a corner plot in the sought after village of Slapton, close to the stunning 2.3 mile stretch of beach between Torcross and Strete Gate we offer to the market this attached family property.

The property, which is need of some finishing off, has had a large sun room extension at the rear and offers approximately 1447.1 sq. feet of accommodation. Currently the property comprises glazed entrance porch, hall with stairs to the first floor, shower room, kitchen with fitted floor units, wall shelving and Aga . There are two reception rooms, the sitting room is dual aspect and has alcove shelving either side of the fireplace and the recently added double height sun room which is a superb, bright and spacious addition. It has a wood burner set on a slate hearth, dual aspect windows, skylights, two sets of French doors and a single door all opening out to the decked seating area which wraps itself around part of the house. Upstairs there are two double bedrooms, one single and a family bathroom with shower above the bath.

The garden is mostly laid to lawn with hedge, timber fencing and a pretty stone wall borders. There are a number of outbuildings, a home office and store which subject to relevant planning could possible be converted in to a garage.

Situation

Slapton is a beautiful and very popular village, being close to the coast, just inland from the famous Slapton Sands and lying midway between Kingsbridge and Dartmouth. It has a thriving local community with two excellent public houses, a new community village store, village hall, church, and chapel. Slapton Ley Nature Reserve attracts visitors from all over the world and is the largest freshwater lake in the south west.

Directions

what3words - wrenching.gathers.instructs

From Kingsbridge take the Dartmouth road (A379) out of town passing through a series of villages. At Torcross you will drive along a straight road parallel to the sea. Approximately halfway, at the sign for Slapton turn left in to Sands Road. Follow this road into the village, passing the Field Centre on your right, continue straight on, then at the right-hand bend (signed Totnes) go down the hill. Continue through the village, then as you come up the hill heading out of the village you will see the turning for Greenbanks on the left-hand side.



PROPERTY DETAILS

Property Address

4 Greenbanks, Slapton, Kingsbridge, Devon TQ7 2PY

Mileages

Kingsbridge 7 miles; Salcombe 13 miles; Dartmouth 7 miles A38 Devon Expressway
15 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil for Aga and hot water. Electric heating. Log burner.
Solar panels. Immersion heater. Smoke alarm and CO2 detector. There is plumbing for a washing
machine under the stairs.

EPC Rating

Band E. Current: 43, Potential: 76

Council Tax - Band B

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Extended semi-detached 3 bed property
- Corner plot with wraparound garden
- Outbuildings/office/store (potential for a garage - STP)
- Dual aspect sitting room
- Triple aspect sun room with Velux and log burner
- Kitchen with Aga
- Bathroom and separate shower room
- Parking space
- Sought after village
- Just a few minutes from the beach at Torcross

Fixtures & Fittings

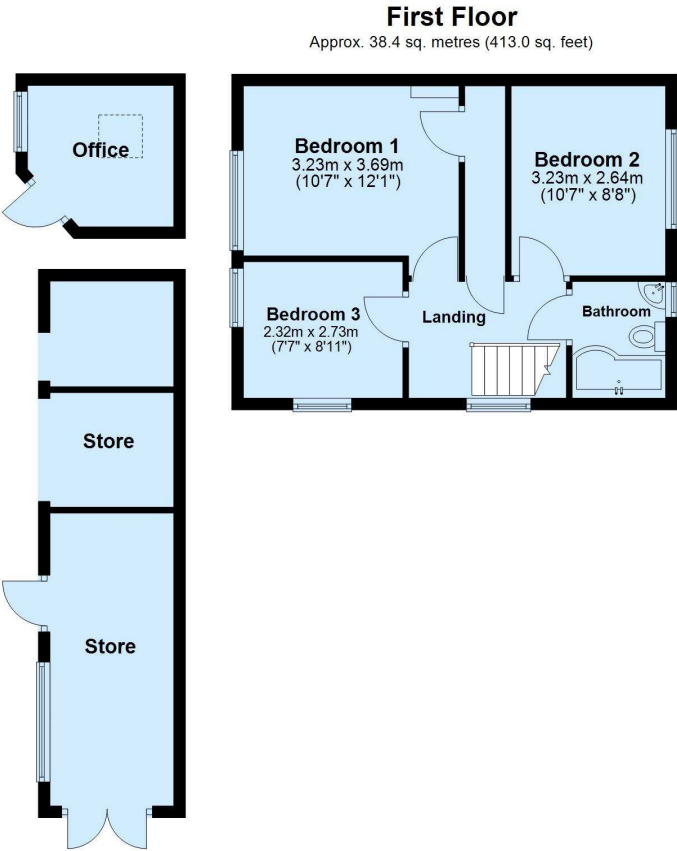
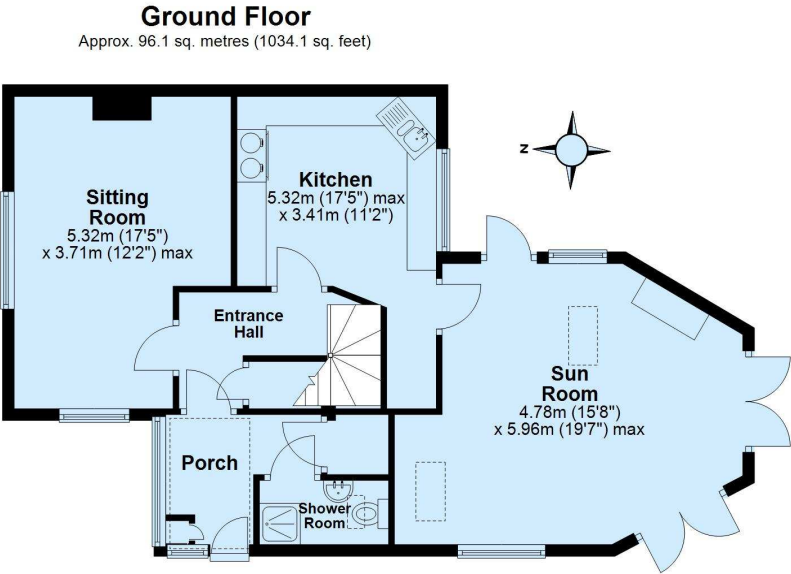
All items in the written text of these particulars are included in the sale. All others are expressly
excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any
equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 134.4 sq. metres (1447.1 sq. feet)

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