

33 MEAD DRIVE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

33 MEAD DRIVE

Description

Upon entering the property, you immediately notice how bright and spacious it feels. From the hall there are a few steps down to the rear of the property where you'll find the living area which is a perfect size for relaxation and entertaining guests, having dual aspect windows, and sliding doors opening to the patio. The kitchen is well-equipped with integrated appliances and offers ample storage space, adjacent is a very useful utility room.

Off the hall are three generously sized double bedrooms, providing plenty of room for a growing family or those seeking additional space for a home office or hobby room, and two bathrooms, one is en-suite to the principal bedroom.

Outside, the front and rear gardens are both low maintenance with established plants, shrubs, and patio areas, ideal for enjoying alfresco dining or simply basking in the tranquil surroundings. The property also benefits from a double garage and off-street parking for several vehicles.

Situation

Thurlestone is an attractive village situated in an Area of Outstanding Natural Beauty. The South West Coast Path, Thurlestone Sands with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh are all minutes' walk away. The village has a vibrant community with a popular primary school, busy village hall, shop and post office, church and the 16th century Village Inn public house. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools and there is a fine 18-hole links golf course. The nearby market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools and churches.

Directions

what3words - soon.waltz.stunt

From Kingsbridge, take the Salcombe Road out of town. After passing through the village of West Alvington turn right (signed Plymouth A379/Thurlestone) follow the lane to the main road. At the main road turn right, continue on then turn left (signed Thurlestone/South Milton). Follow this road to the village, take the first left into Court Park, go down the hill, follow the road round and over the cattle grid into Mead Drive, number 33 will be found on the left-hand side.



PROPERTY DETAILS

Property Address

33 Mead Drive, Thurlestone, Kingsbridge, Devon TQ7 3TA

Mileages

Kingsbridge 5 miles; Salcombe 7 miles; Dartmouth 18 miles; A38 Devon Expressway 13 miles; Totnes 16 miles, with rail link to London Paddington (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler. There is a contribution made to the Mead Association of approximately £155.00 per annum for maintenance of the private road and jointly used services, plus a management fee of approximately £32.50 paid half yearly.

EPC Rating

Band D. Current: 63, Potential: 82

Council Tax

Band E

Tenure

Freehold

Authority

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

Key Features

- Well maintained detached bungalow
- Kitchen and utility room
- Spacious sitting room
- Superb countryside views
- Low maintenance front and rear gardens
- Double garage and driveway parking
- Close to the beach and village 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.

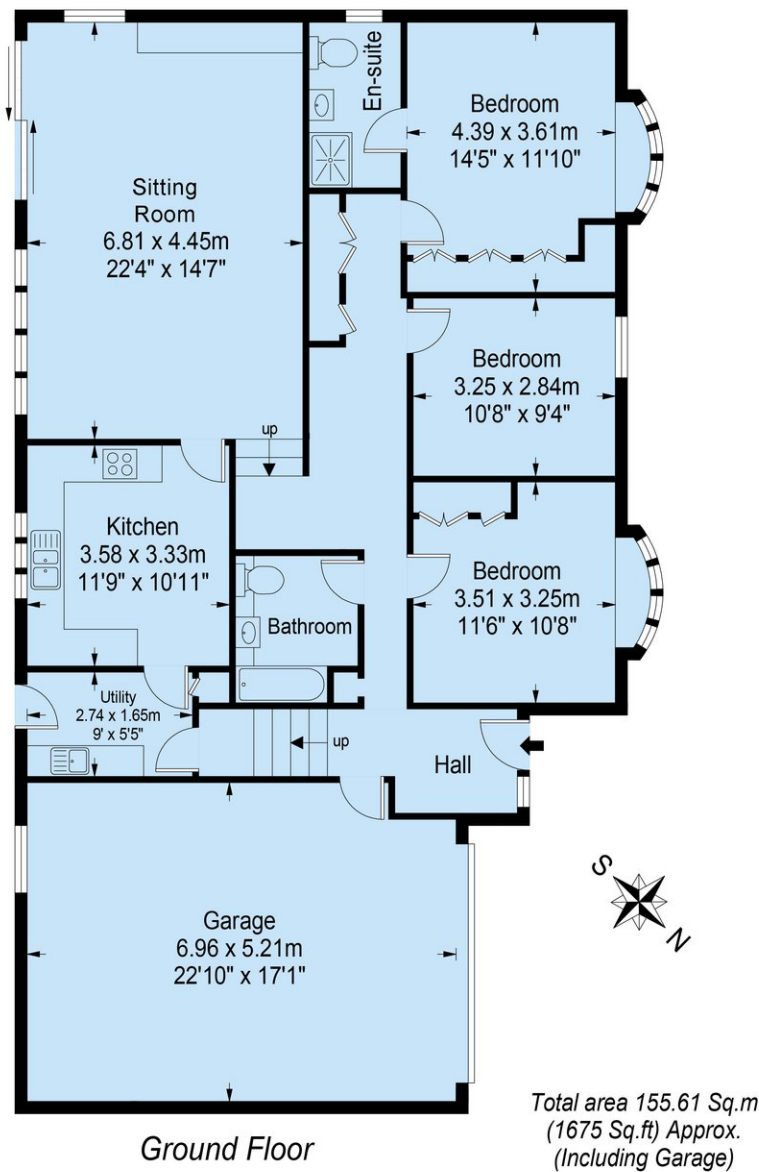
Viewing

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



FLOOR PLAN

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



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