



Luscombe Maye
Since 1873

Frogmore, Kingsbridge

Offers In Region Of £325,000

3 1 1



This charming terraced home is perfect for boat owners and nature lovers alike. The cottage is located a stone's throw from Frogmore Creek with its advantage of a boat launching slip; the creek lies off the Kingsbridge Estuary with its deep water harbour and sandy beaches in Salcombe.

Inside, the property spans approximately 992 sq ft across two floors. The ground floor includes a cosy sitting room with a fireplace that has never been used but could be opened if desired, a dining room perfect for family meals, and a kitchen/breakfast room with potential for modernisation. A serving hatch connects the kitchen to the dining area, offering the possibility of creating an open-plan living space. A WC is also located on this floor, and a staircase from the hall leads to the first floor.

On the first floor, there are three well-proportioned bedrooms. Bedroom 2 is ideal for family or guests. Bedroom 3 is versatile, suitable for a child's room, home office, or hobby space. The family bathroom is ready for a refreshing update. The property also features a separate garage offering valuable off-street parking or storage.

Situated in the heart of Frogmore, residents enjoy a village atmosphere with local amenities. Dining options include The Globe Inn and Kenyon's Deli and Wine, while Springfield Farm Shop offers fresh produce. Transportation is convenient, with bus stops at Frogmore Bridge providing connectivity to Kingsbridge and beyond. The nearest train station at Totnes is approximately a 30-minute drive. Families will find community-oriented living with a strong neighbourly spirit, and outdoor enthusiasts can explore beautiful walking trails and coastal walks in the surrounding countryside.

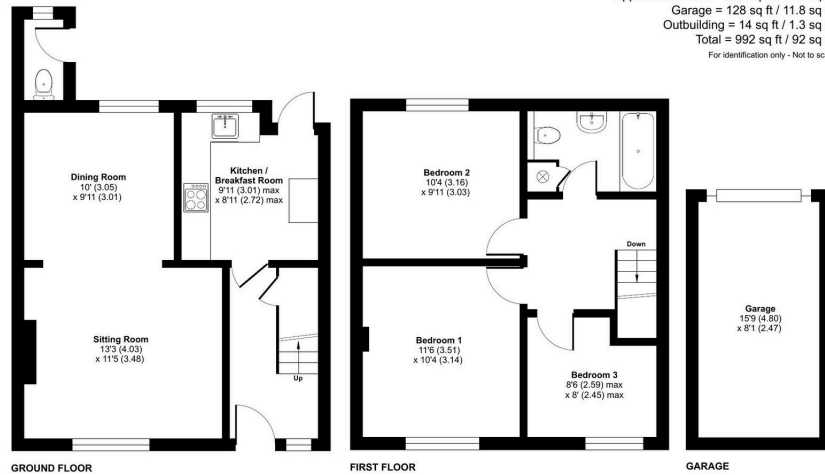
FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyancing process.



Orchard View, Frogmore, Kingsbridge, TQ7

Approximate Area = 850 sq ft / 78.9 sq m
Garage = 128 sq ft / 11.8 sq m
Outbuilding = 14 sq ft / 1.3 sq m
Total = 992 sq ft / 92 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1208568



- Three Bedroom Terraced Home
- Open Plan Living/ Dining Home
- Potential for Renovation and Modernisation
- Private Garden
- Very Close to Frogmore Creek
- Garage/ Storage



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient – lower running costs | | |
| (92 plus) A | | 104 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 37 | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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