



1 MARINE COTTAGES  
FROGMORE • TQ7 2NR



## 1 MARINE COTTAGES

### GROUND FLOOR

Entrance Hallway | Kitchen/Living/Dining Room | W/C And Cloakroom

### FIRST FLOOR

Family Bathroom | Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3

### EXTERNAL

Parking | Courtyard Garden | Garage



“A modern property affording stunning views of the creek”...

As you enter 1 Marine Cottages, you are welcomed into a bright and spacious open-plan kitchen, living, and dining area, designed for modern living. The kitchen is fully fitted with a sleek, contemporary design and benefits from a range of built-in appliances, offering both style and practicality.

- Incredible water views
- Newly renovated
- Parking and Garage
- Low maintenance courtyard garden
- No onward chain

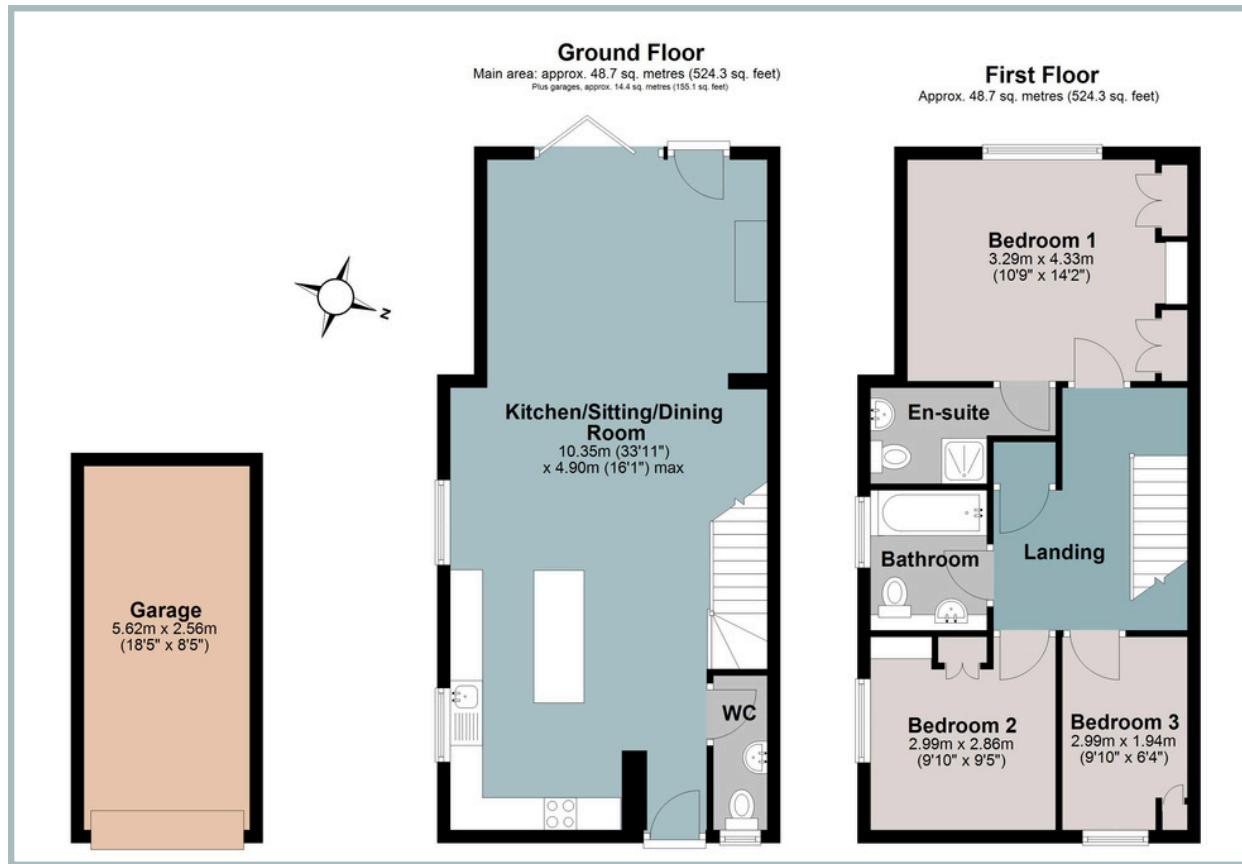
The living area is a standout feature, boasting a modern feature fireplace set against a striking stone feature wall, creating a warm and inviting atmosphere. From here, doors lead out to a private courtyard where you can enjoy uninterrupted views over the creek, providing a peaceful and scenic outdoor space. A convenient ground-floor W/C is also located on this level.

Stairs lead to the first floor, which offers three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and enjoys lovely views over the creek. The remaining bedrooms are served by a modern family bathroom.

The property further benefits from parking and a garage, adding to the overall convenience and appeal of this desirable home.



TOTAL APPROXIMATE AREA: 97.4 SQ M 1048.6 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. High Efficiency Storage Heaters.

EPC: Current D (43) Potential A (106)

Viewings: Very strictly by appointment only

**Location:** Frogmore has a vibrant community spirit residents can partake in various local events hosted at the village hall and enjoy the convenience of a charming cafe and the local pub. Adding to the appeal of the village is the scenic Creek, a notable feature providing access to the Salcombe/Kingsbridge Estuary. Residents can delight in recreational activities such as kayaking and paddleboarding, or opt for a relaxing boat trip to explore the picturesque destinations of Salcombe or Kingsbridge. The property benefits from its location on a main bus route to Kingsbridge and Dartmouth, offering convenient transportation options. Crossing the bridge in the village leads to the renowned East Portlemouth, where the idyllic Mill Bay beach awaits, providing a perfect escape by the water. Additionally, it's just a short drive away from beautiful beaches, including Torcross.

**Directions:** As you drive along the A379 approaching Frogmore continue down through the village and turn right going over the bridge, the property will be on your left.

What Three Words://palm.nurse.workflow

Dartmouth 12 miles - Totnes 17 miles (Railway link to London Paddington) - Kingsbridge 3 miles