



The Old Bakery

Slapton, Kingsbridge TQ7 2PN

RENDELLS

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Guide Price of £350,000

A charming cottage located in the heart of Slapton close to Slapton Sands, Torcross and Beesands within the highly desired South Hams.

- Ideal holiday home or rental investment
- Fitted kitchen & dining room
- Living Room
- Three bedrooms
- Family bathroom
- Characterful features
- Tastefully decorated throughout
- Views over the village

Situation:

Slapton is a small village, home to the beautiful and popular Slapton Sands, charming locals and a fascinating WWII connection all situated within the South Devon National Landscape an area of outstanding natural beauty. Both Slapton and its neighbouring villages are havens for good food and amazing beaches with a range of pubs and eateries nearby. The characterful cottages and neighbouring properties hark back to a simpler time of a quintessential Devon hideaway.

Description:

A charming three bedroom cottage located in the center of the beautiful village of Slapton. Tastefully decorated throughout with a large kitchen dining room and separate living room while upstairs is a large bathroom, two double bedrooms and a single bedroom.

Accommodation:

From the entrance hall leading into the kitchen dining room with an outlook over the front aspect. An integral fitted Shaker style units with solid wood worktop, integral oven and hob with inset sink. The dining area has ample room for a set of table and chairs and side door to the side access alley way. The living room is accessed off the entrance hall with dual aspect and views to the rear of the cottage, character stone fireplace, with wood burner and solid wood floors. Upstairs onto the central landing there are two double bedrooms a single bedroom fitted with bunk beds and a large family bathroom with views over the village.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



General Remarks & Stipulations:**Services:**

The property benefits from mains water, mains electric and mains drainage.

Local and Planning Authority:

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

Council Tax:

Council tax band C rate £2108.79 per annum.

Energy Performance Certificate

The property's energy rating is E (50) with the potential for a B (86).

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

Directions:

From the market town of Kingsbridge continue along the A379 towards Torcross through the village of Chillington. At the roundabout before Stokenham take the first left continue up the hill taking the next fork right signposted for Slapton. At the next crossroads with the village and Brook street in front of you turn right and follow the road around the village and The old bakery shall be on your left just before the Queens Arms.

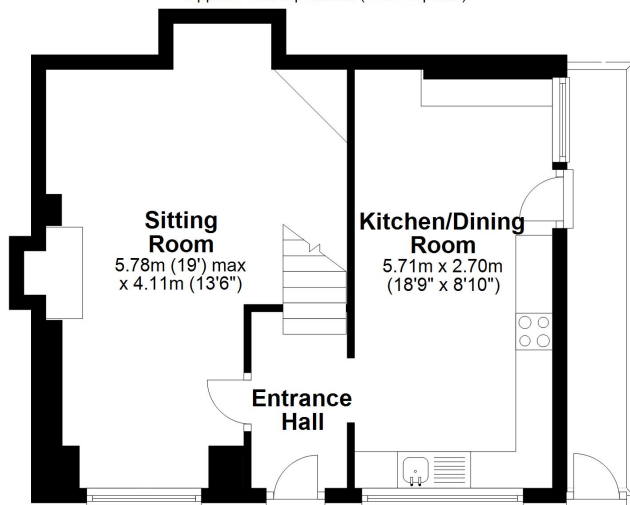
What3Words:

///wonderful.glitz.cared



Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)

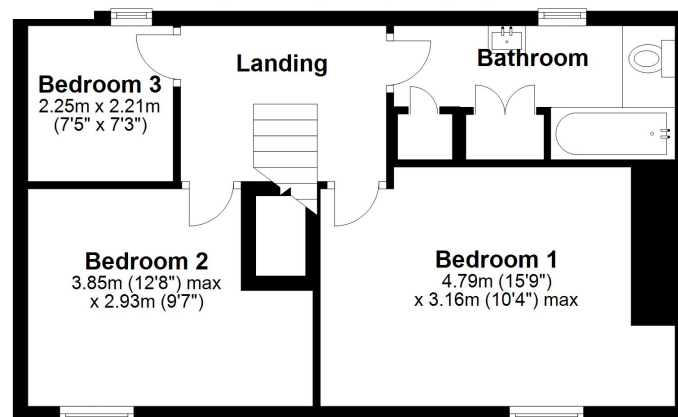


Total area: approx. 84.1 sq. metres (905.7 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
Plan produced using PlanUp.

First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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