

4 AVON QUILLET

BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

4 Avon Quillet | Bigbury on Sea Devon | TQ7 4AR

AT A GLANCE

Dominated by its wide expansive of panoramic sea and coastal views this superb, ground floor, apartment is perfect for a holiday home, main residence, or investment property.

ACCOMMODATION

The accommodation includes a beautiful open plan fitted kitchen with a range of integrated appliances incorporating a large breakfast bar, perfect for family dining and entertaining. The living area is light and spacious with full height sliding patio doors leading out from the sunroom to an extensive terrace area. Further accommodation includes two double bedrooms, ensuite to the master bedroom and a family shower room.

OUTSIDE

Outside the views from the private terrace are nothing short of extraordinary with uninterrupted sea views stretching as far as the eye can see. Furthermore, a private shared staircase leads down to the beach where at high tide lends itself to an almost private beach. Allocated parking together with visitors parking.

LOCATION

Bigbury on Sea is a coastal village renowned for its large expanse of sandy beach, with a causeway formed at low tide leading to Burgh Island. This is where the River Avon estuary meets the sea and on either side there are beautiful stretches of coastal scenery.

There is a good range of shopping and other amenities in the market town of Kingsbridge, whilst the Georgian town of Modbury also has a wide selection of shops. Plymouth city centre is some 18 miles distant. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers. There is an 18 hole golf course nearby at Bigbury and a further 18 hole golf course at Thurlestone with Dartmoor National Park several miles to the north.

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services: Mains electricity, mains water and private drainage. Electric panel heaters.

EPC Rating: Current: C (59) | Potential: C (71)

Council Tax: Band E

Tenure: Leasehold apartment with a Share of Freehold. 999 years from 1st September 1991. Avon Quillet Management Company.

Authority: South Hams District Council

Service Charge: £2800 per annum to Avon Quillet Management Company

Key Features

- Ground floor apartment with sweeping panoramic sea and coastal views
- Light, spacious open-plan kitchen/living area with integrated appliances and breakfast bar
- Extensive private terrace with uninterrupted sea views
- Two double bedrooms, including a principal bedroom with en suite
- Private shared staircase down to the beach, plus allocated and visitors' parking

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.

Directions

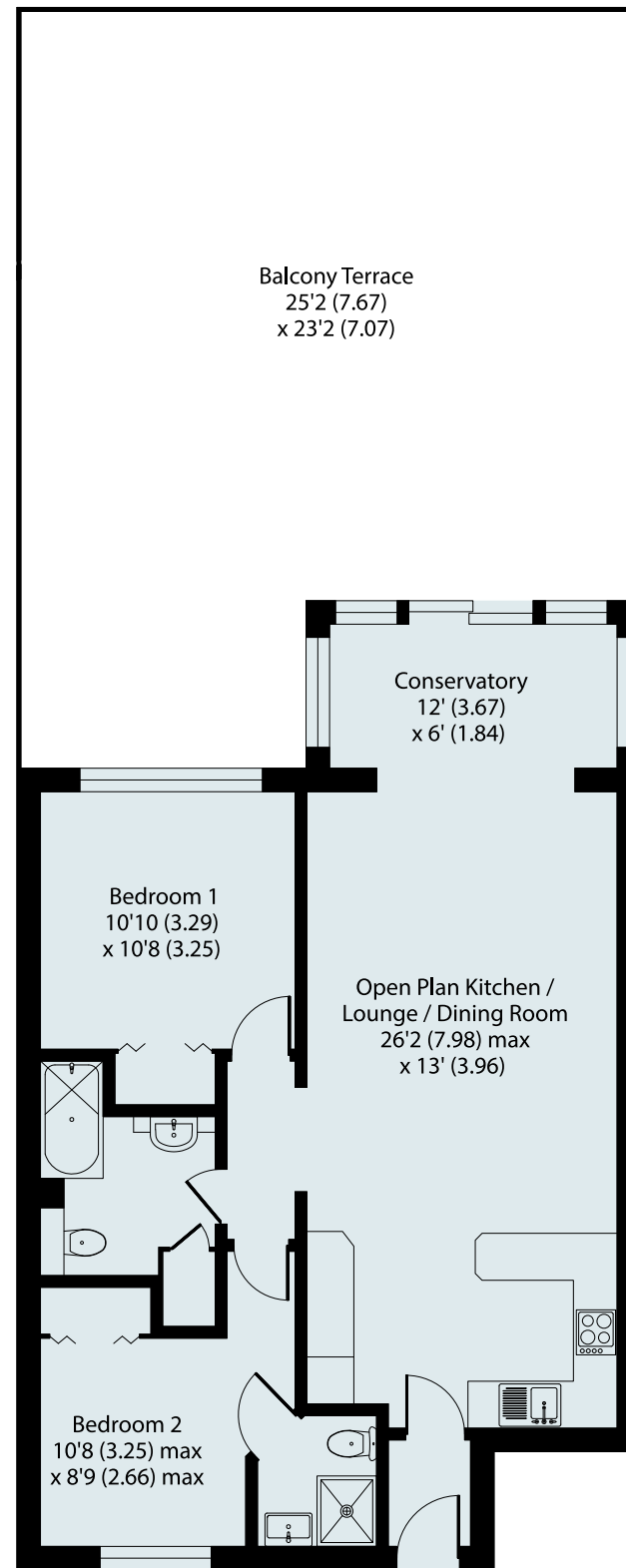
Turn right off the A379 Modbury/Kingsbridge Road about a mile and a half out of Modbury at Harraton Cross, signposted Bigbury on Sea. Continue to follow the signs to Bigbury on Sea passing through Bigbury village. After passing the Golf Club on the left, follow the road towards Bigbury on Sea itself. On passing a long stone barn on your left and as you descend the hill Avon Quillet is the next property on your left with parking just before you reach the property.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



FLOOR PLAN



Approximate Area
819 ft² / 76 m²



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590