



**3 The Downs,**

**Thurlestone, Kingsbridge, Devon, TQ7 3NG**



# 3 The Downs, Thurlestone,

Kingsbridge, Devon, TQ7 3NG

Guide Price of £650,000

A superb ground floor residence, set in the prestigious development of the Downs, surveying over Thurlestone and the beautiful coastline. Offering three bedrooms, three bathrooms and benefits from its own terrace. Communal gardens (circa 5 acres) and parking.

- Superb location
- Coastal views
- Ground floor living
- Parking
- Communal grounds of circa 5 acres
- Three bedrooms
- Three Bathrooms
- Two Reception areas
- No onward chain
- Paved terrace taking in some splendid views
- 1433 sq.ft. of accommodation approximately

## Situation

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the Southwest Coast Path is the only area in the UK to have made it into the highly respected Lonely Planet Adventures Guidebook. A short stroll takes you across to Thurlestone Sands with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, pub and church. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. 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.

## Description

3 The Downs offers a rare opportunity to acquire a superb home all on one level. Located outside of the main development of The Downs with a shared entrance hall into a characterful entrance to the main development. Entrance to the inner hall with storage for coats with door into further hall giving access to two well-appointed bedrooms. Bedroom Three with built-in wardrobes, built-in side cupboards either side of the bed. Ensuite with bath, sperate shower, hand wash basin and W.C. Bedroom Two with ensuite with W.C., hand wash basin and shower, overlooking an inner courtyard. The well appointed kitchen offering granite worktops, built-in undercounter and wall mounted units offering two sinks and two hobs. Plenty of room for 'two cooks in this kitchen'. Steps lead down to a good size dining room with doors opening out onto the terrace taking in some splendid views over Thurlestone Sands to Thurlestone Rock with the southern part of the beach known as South Milton Sands. Sitting Room with double doors opening out onto a further patio area with focal fireplace. Master Bedroom with built-in wardrobes, 'His and Hers' built-in wardrobes and a well-appointed ensuite with hand wash basin, W.C. and Bidet, separate shower and bath. Offering 1433 sq. Ft. of accommodation approximately.



## Gardens and Grounds

The wrap around patio immediately outside the property is for sole use of 3 The Downs. Beyond this is open lawns and gardens which are the communal areas (subject to an annual service charge) for the maintenance and up keep of the gardens and the main driveway and walled gardens.

## Services

Mains electricity, mains water. Private drainage. Oil fired central heating.

## Tenure

Leasehold. New lease to be granted for 3 The Downs on point of transfer for 999 years.

## Freehold

The freehold is owned equally by the 12 flats and known as The Downs Thurlestone Management Company Limited.

## Ground Rent

£50.00 per annum.

## Service Charge

A service charge for the maintenance of the grounds, walled gardens and driveway will be charged by the freehold company. The new owner of Flat 3 The Downs will become a shareholder of the freehold company owning the gardens and driveway. The service charge is £5,936.36 per annum equates to 12.56% of budget, being the percentage based on size of each flat floor area in the building.

## Local Authority

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

## Viewing

Strictly by telephone appointment through Rendells Estate Agents on 01803 863888.

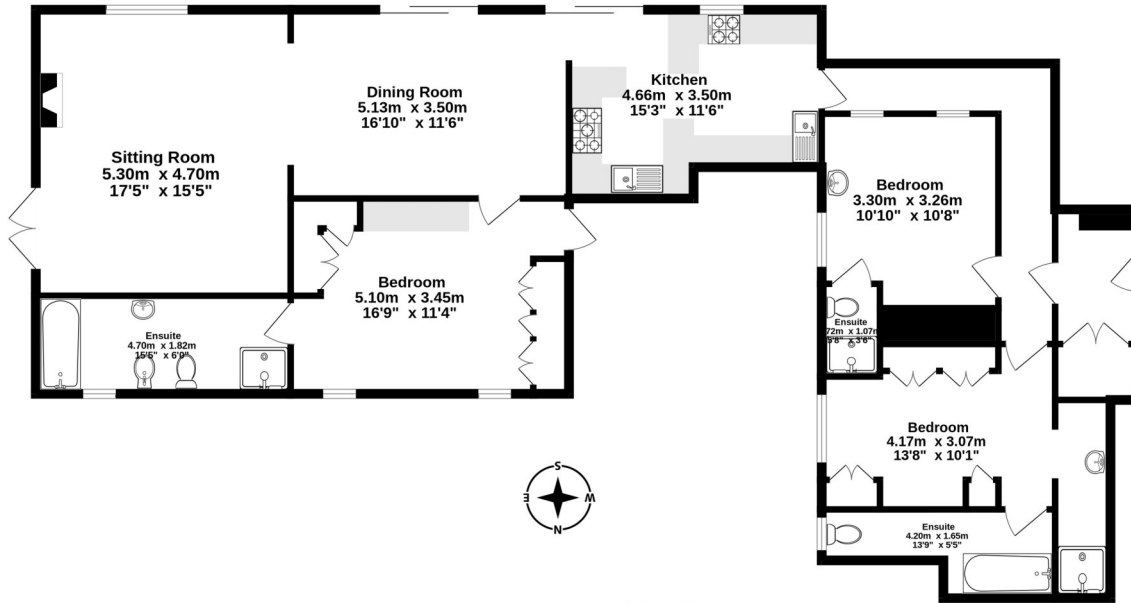
## Directions

From the Roundabout at the bottom of fore street in Kingsbridge, take the A381 Signed to Plymouth. At the next roundabout take the 2nd exit staying on the A382. Continue on this road passing through West Alvington. Then take the second right signed Thurlestone at the "T" junction turn right. Then take second left signed Thurlestone 3 Miles. Continue for 2.25 miles Turning Right at Rockhill Corner. Continue for 100 Meters up the hill and the Pillard entrance to The Downs is located on your left..  
What3Words: cove.theory.vibes



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+)                                       | A                          |           |
| (81-91)                                     | B                          |           |
| (69-80)                                     | C                          |           |
| (55-68)                                     | D                          | 67        |
| (39-54)                                     | E                          |           |
| (21-38)                                     | F                          |           |
| (1-20)                                      | G                          |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

**Ground Floor**  
**133.1 sq.m. (1433 sq.ft.) approx.**



**TOTAL FLOOR AREA : 133.1 sq.m. (1433 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2025



**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.



**57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888**  
**Email: totnes@rendells.co.uk www.rendells.co.uk**

