

£175,000

FOR SALE



- ❖ Popular Coastal Location
- ❖ 3 Bedroom Apartment
- ❖ Bright Reception Room
- ❖ Family bathroom
- ❖ Modern kitchen
- ❖ Stunning views
- ❖ Allocated parking
- ❖ Nearby Village Pub
- ❖ EPC D
- ❖ Council Tax C
- ❖ Perfect Investment or First Time Buy

3 Bedroom Apartment – East Prawle



1 Willow Grove, East Prawle

Property Summary: A well-presented first floor apartment in Devon's southernmost village of East Prawle, surrounded by stunning coastal scenery and close to the South West Coast Path. 1 Willow Grove offers a good-sized reception room, three bedrooms, and a bathroom, along with allocated parking and access via a secure communal entrance. The property is ideal for first-time buyers, investors, or as a coastal bolt-hole. Kingsbridge approximately 8 miles away.

About the Area: East Prawle is Devon's southernmost village, located close to stunning coastal scenery and a number of remote beaches and coves. The village itself has a very good pub, popular with the locals and a seasonal café and shop (closed in winter). The sought after market town of Kingsbridge is located around 8 miles away at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**
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The Property:

East Prawle is Devon's southernmost village, surrounded by dramatic coastal scenery and close to the South West Coast Path, with a number of unspoilt beaches and secluded coves nearby. The village offers a strong sense of community, with a popular local pub and a seasonal café and shop. The nearby market town of Kingsbridge, approximately 8 miles away, provides a wider range of amenities.

1 Willow Grove is a well-presented ground floor apartment, making it an ideal opportunity for first-time buyers, investors, or as a coastal bolt-hole. The property benefits from stunning sea views, an allocated parking space and is accessed via a well-maintained communal hallway with a secure entrance.

The apartment is neutrally decorated throughout and offers a good-sized reception room, three bedrooms, and a bathroom, providing flexible accommodation suitable for owner-occupiers, or long-term rentals.

Overall, this property represents a strong investment opportunity or an excellent first step onto the property ladder in a highly sought-after coastal location.

Further Information & Services:

Tenure: Leasehold with 82 years remaining. Annual ground rent £100. Approximately £400 annual service charge. No management company as it is managed by the Freeholder who insures building and maintains exterior.

Services: Mains electric, mains water and drainage. Electric heating.

EPC Rating: D

Construction Type: Standard brick/block.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast fibre available with speeds up to 65Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

Willow Grove, East Prawle, Kingsbridge, TQ7



Approximate Area = 542 sq ft / 50.3 sq m

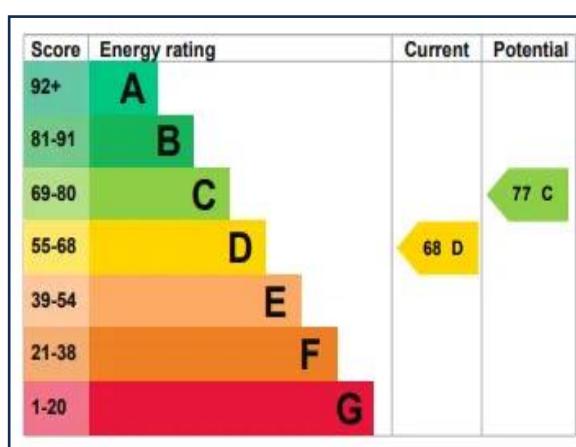
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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