

7 GREENBANKS SLAPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

7 GREENBANKS

Description

Set within the popular South Hams village of Slapton, this three-bedroom terraced home comprises generously proportioned accommodation and established gardens. It offers considerable scope for a new owner to introduce their own style, and presents an appealing opportunity for those seeking a permanent home close to the South Devon coast.

A pathway leads through the mature front garden to an enclosed entrance porch, providing a practical transition into the entrance hall of the house. The sitting room has a front-facing window drawing in plenty of natural light, and a stone-faced fireplace on a slate hearth, while a wide arched opening creates an easy connection with the adjoining dining room. The dining room looks directly out to the garden and offers ample space for a large table and chairs, making it equally suited to everyday meals and relaxed entertaining. The open flow with the sitting room gives the ground floor a sociable feel, yet each space retains its own distinct character. The kitchen has a number of timber-fronted wall and base units, together with generous worktop space. There is a walk-in pantry, space for a freestanding cooker and fridge-freezer, as well as room for a breakfast table and chairs. A window above the sink brings in natural light, while a glazed door in the rear porch provides direct access to the garden.

Upstairs, the landing serves three bedrooms and the shower room. The principal bedroom is a well-proportioned double with a wide window. The second and third bedrooms enjoy pleasant outlooks over the front garden and have plenty of space for wardrobes and bedside storage. Each bedroom benefits from ample natural light and views across the surrounding countryside and have a useful built-in cupboard. The fully tiled shower room incorporates a generous glazed shower enclosure, pedestal wash basin and WC. An obscured window provides both natural light and ventilation.

Outside, the front garden is an attractive feature of the property, with a path framed by lawn, mature shrubs, hedging and colourful seasonal planting. To the rear lies a paved terrace beside the house, offering a sheltered spot for a table and chairs, and an access gate to the parking area. The garden continues beyond with productive planting beds, abundant flowers and a greenhouse, creating an appealing setting for keen gardeners and those wishing to grow their own produce.

The property is subject to a Devon occupancy covenant; prospective purchasers should ask the selling agent for full eligibility details.

Situation

Slapton is one of the South Hams' most admired coastal villages, positioned just inland from Slapton Sands and the renowned Slapton Ley National Nature Reserve, the largest natural freshwater lake in south-west England. The village has a thriving community, two well-regarded public houses, a community shop, village hall, church and chapel. Kingsbridge and Dartmouth are both within reach for a broader selection of shops, schools and services, while the surrounding coastline offers superb walking, wildlife watching and water-based pursuits.

Directions

what3words - ///couch.imply.spicy

From Kingsbridge take the A381 heading towards Totnes. Before you reach The Mounts turn right and head into the village of East Allington. At the junction turn left, signed Slapton 4 miles, stay on this lane until you reach the t-junction at Pasture Cross. Turn right continuing to follow the signs for Slapton. When you reach Lower Green Cross (opposite the sign for the Start Bay Centre) on the outskirts of Slapton bear right. Stay on this lane heading down the hill until you see the property on your right just after you pass the red post box.



PROPERTY DETAILS

Property Address

7 Greenbanks, Slapton, Kingsbridge, Devon TQ7 2PY

Mileages

Kingsbridge 7 miles; Salcombe 13 miles; Dartmouth 7 miles;
A38 Devon Expressway 15 miles (distances are approximate).

Services

Mains electricity, water and drainage. Night storage heaters. Immersion heater. Open fire.

EPC Rating

Band E. Current: 39, Potential: 71

Council Tax Band

B

Tenure

Freehold

Authority

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

Key Features

- Mid terrace property
- Sitting room, dining room
- Kitchen and walk-in pantry
- 3 double bedrooms
- Shower room
- Established front and rear gardens
- Plenty of off road parking available
- Sea views from the back bedrooms
- Devon occupancy covenant applies
- Close to the beach
- It maybe possible to create a parking area within the boundary to the rear - STP

Fixtures & Fittings

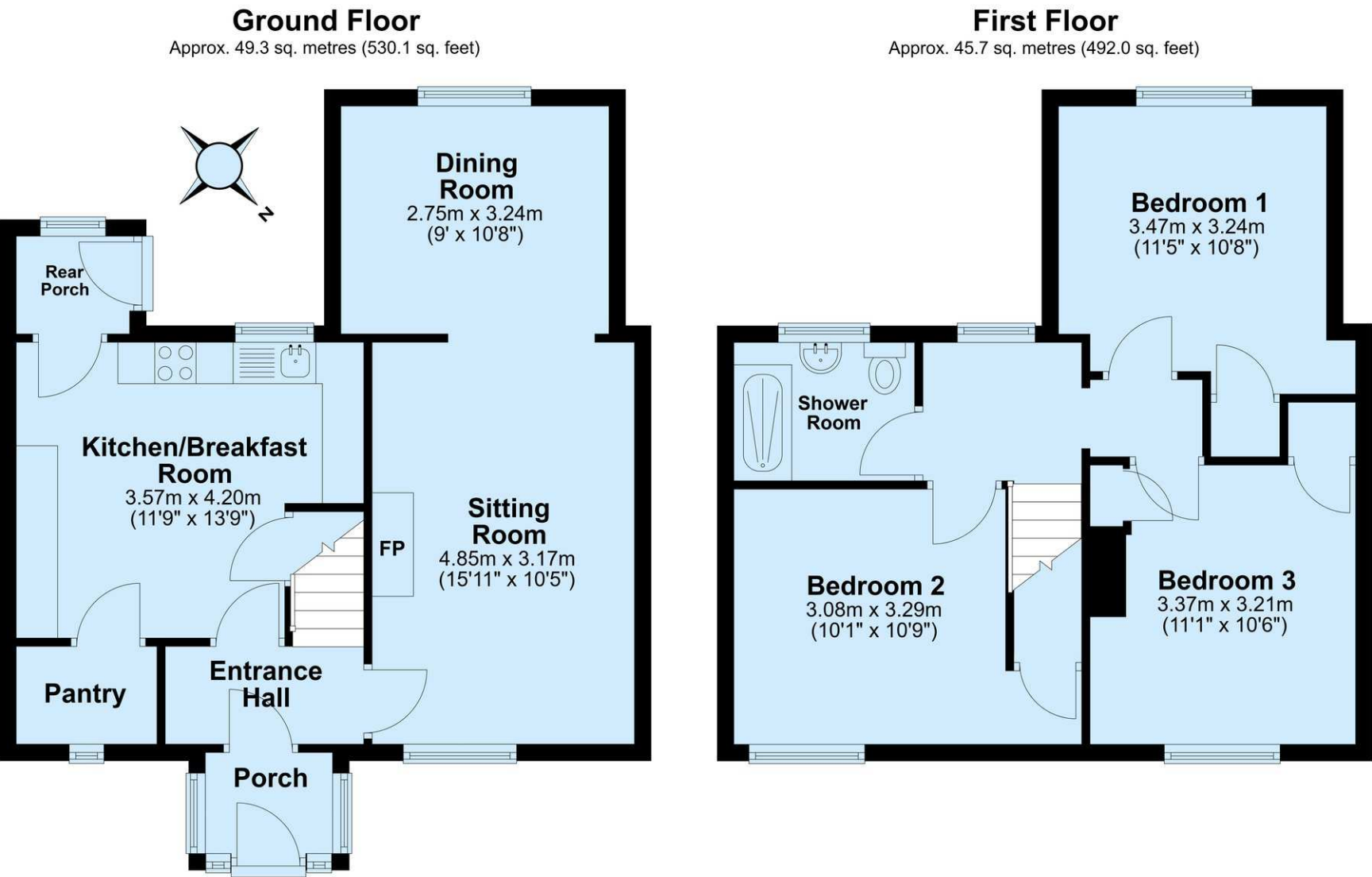
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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