

2 JEFFREYS MEADOW FROGMORE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

2 JEFFREYS MEADOW

Description

Set within an attractive terrace, this nicely presented three-storey home offers a wonderful balance of space, light, and practicality.

Off the entrance hall are stairs to the upper floors and a useful cloakroom. To your right is a superb dual-aspect sitting and dining room with modern fireplace. This is a generous and inviting space designed for both relaxation and entertaining with French doors at the far end opening directly onto the patio, seamlessly connecting indoor and outdoor living. The galley-style kitchen is thoughtfully laid out for efficiency and style with plenty of base and wall units with integrated appliances, complemented by a handy utility area.

On the first floor are two spacious double bedrooms, both offering comfortable accommodation. The principal bedroom benefits from its own en-suite shower room, while a well-appointed family bathroom serves the rest of the floor.

The top floor houses the third double bedroom which has two large windows drawing in plenty of natural light and has access to eaves storage. This versatile space is ideal as a guest room, home office, or creative retreat.

Outside, the home is equally appealing. To the front lies a pretty lawned garden bound by a low stone wall. The private rear garden has a gently sloping lawn and patio seating area, perfect for al fresco dining. To one side are steps and a path up to the top of the garden where there is a timber shed and a gate giving access to the parking area, with allocated parking for one vehicle and guest parking.

Altogether, this delightful home combines comfort, style, and practicality, making it an ideal choice for a variety of buyers seeking space and versatility in a fantastic setting, a stone's throw to the Creek.

Situation

Frogmore is a sought-after village with a good community atmosphere that sits at the head of a very pretty creek, which leads into the Salcombe Estuary with public slip and is navigable for a couple of hours or so either side of high tide. Village amenities include the popular Globe Inn, which is a traditional pub providing good quality food and accommodation, whilst Springfield Farm Shop offers good local produce and cafe. The village is on a bus route and is conveniently close to all the amenities that Kingsbridge has to offer. There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are also within easy reach.

Directions

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From Kingsbridge take the A379 out of town passing through the villages of West and East Charleton. On entering Frogmore the property will be found on the left hand side just after the Globe Inn and before the turning to South Pool on your right.



PROPERTY DETAILS

Property Address

2 Jeffreys Meadow, Frogmore, Kingsbridge, Devon TQ7 2DQ

Mileages

Kingsbridge 3 miles; Salcombe 9 miles; Dartmouth 11 miles (distances are approximate)

Services

Mains electricity, water and drainage. Calor gas central heating.
Charge of approx. £125.00 per annum for upkeep of the communal car park.

EPC Rating

Band D. Current: 60, Potential: 73

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Mid terraced property
- Spacious accommodation arranged over 3 floors
- Galley style kitchen with utility area
- Dual aspect sitting/dining room
- 3 double bedrooms
- Bathroom, en-suite shower room, cloakroom
- Private lawned rear garden with patio seating area and shed
- Allocated parking at the rear of the property

Fixtures & Fittings

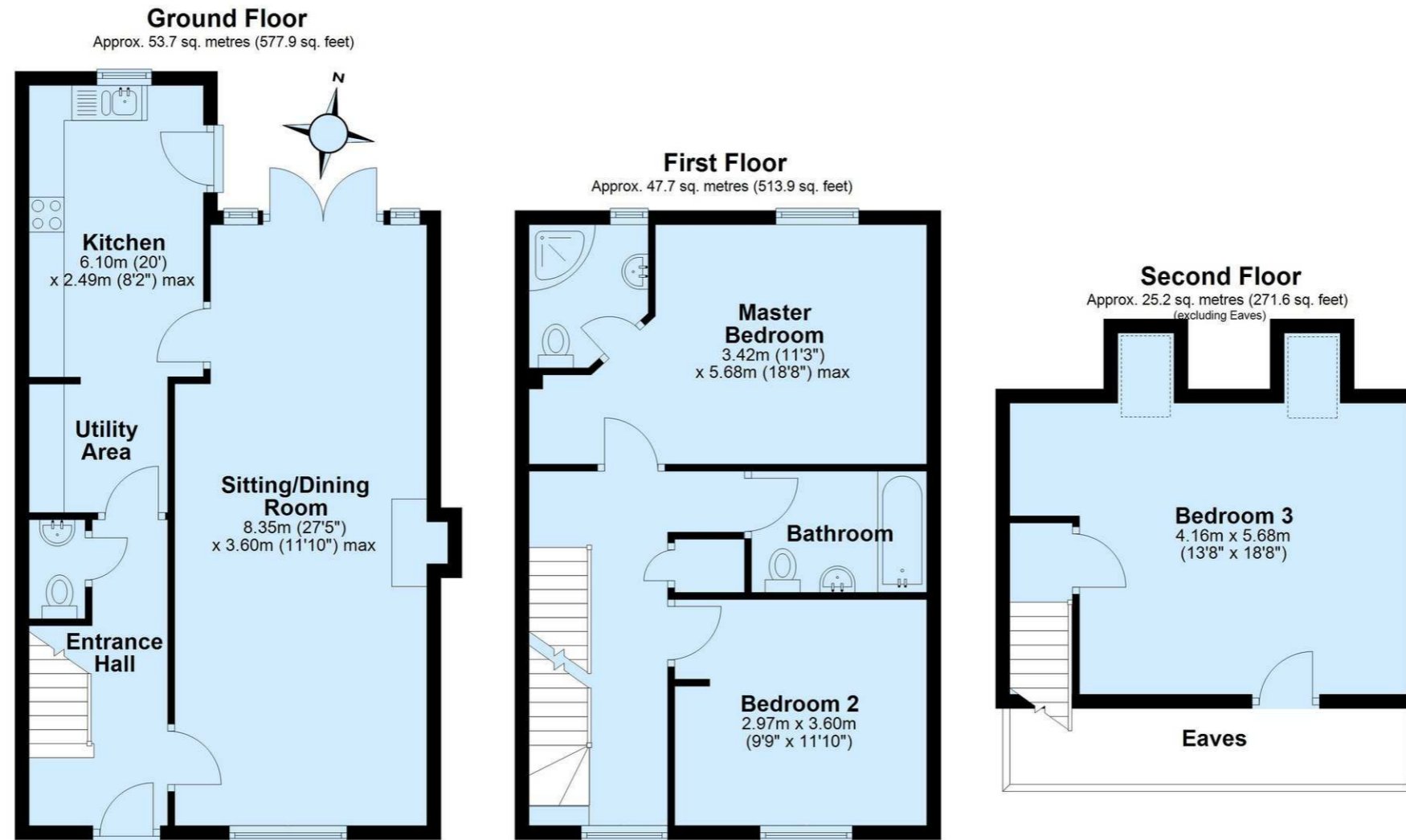
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

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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