

DANCING BEGGARS EAST PRAWLE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

DANCING BEGGARS

Description

This delightful semi-detached property offers spacious and versatile accommodation, ideal for those seeking a comfortable coastal home. Enjoying sea views from the first floor and benefiting from generous outdoor space, garage facilities, and ample parking, this bright and spacious home, which is in need of some updating combines practicality with charm.

The ground floor provides a welcoming and flexible living environment. The kitchen has fitted floor and wall units, shelving and a freestanding cooker. The comfortable sitting room offers the perfect space to relax, while the separate dining room provides an excellent setting for family meals and entertaining guests. Completing the ground-floor is a study with door out to the garden, a shower room, cloakroom, side porch and a handy store with access into the garage, ensuring excellent functionality for modern family living.

On the first floor, the property has two well-proportioned double bedrooms, both benefiting from fitted wardrobes, pedestal wash hand basins with vanity units and a family bathroom. From this level, attractive sea views can be enjoyed, adding to the property's appeal and providing a wonderful sense of location.

Externally is a good-sized garden laid mainly to lawn, offering plenty of space for children to play, gardening enthusiasts, or entertaining. A patio seating area provides the perfect spot to enjoy al fresco dining or relax during the warmer months. The garden is bordered by mature hedging and traditional stone walls, creating privacy and character. Further benefits include an external store, garage, and parking.

Combining spacious accommodation, practical features, attractive gardens, and sought-after sea views, this appealing semi-detached property presents an excellent opportunity to acquire a delightful home in a desirable setting.

Situation

East Prawle is Devon's southernmost village, just inland from Prawle Point, close to some truly spectacular and beautiful 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). It's a short drive from the market town of Kingsbridge where there is a good range of shopping and other amenities. Also, nearby is the estuary harbour and sailing centre of Salcombe, which can be approached via passenger ferry from East Prawle's neighbouring village East Portlemouth.

Directions

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From Kingsbridge take the A379 coastal road towards Dartmouth. After about three miles, and in the centre of the village of Frogmore, turn right over the bridge following signs for East Prawle. Proceed along this road for about one mile and then turn left, signposted East Prawle. Continue to follow the signs for East Prawle, then on entering the village turn left into Town Road, follow the road around and you will see the property on you right-hand side, just after the Coastguards Station.



PROPERTY DETAILS

Property Address

Dancing Beggars, Town Road, East Prawle, Devon TQ7 2DF

Mileages

Kingsbridge 8 miles; Salcombe 14 miles; Dartmouth 15 miles;
A38 Devon Expressway 18 miles; Totnes with Rail link to London Paddington 19 miles
(distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler.
Carbon monoxide alarm.

EPC Rating

Band E. Current: 41, Potential: 76

Council Tax Band - D

Tenure - Freehold

Authority

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

Key Features

- Spacious semi-detached property
- Versatile accommodation
- Two reception rooms
- Two double bedrooms
- Bathroom, shower room and cloakroom
- Garage, parking + external store
- Large lawned garden and patio
- View to the coast from the first floor
- Popular village with a good community
- In need of some modernisation

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.



