

35 MEAD DRIVE THURLESTONE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

35 MEAD DRIVE

Description

Situated in a sought-after coastal village, this generously sized detached bungalow presents a rare and exciting opportunity for buyers looking to create a bespoke home. While the property would benefit from modernisation, it already offers excellent proportions, providing the perfect foundation to transform it into a stunning contemporary family residence.

At the heart of the home is a spacious dual aspect sitting room offering an impressive and flexible space ideal for both relaxing and entertaining. A separate dining room provides the perfect setting for formal meals and gatherings, with scope to reconfigure the layout to suit modern open-plan living if desired.

The kitchen is complemented by a practical utility room, with built-in storage, and has an access door into the garage. There are three bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom, along with the added convenience of a separate cloakroom for guests. To the rear of the property, a conservatory opens directly onto the mature garden, creating a wonderful link between indoor and outdoor spaces. The established garden offers a private and tranquil setting, with plenty of scope for landscaping to create an outdoor haven.

Externally, the property continues to impress with driveway parking and a substantial 29ft garage, offering exceptional storage or workshop potential. The garage provides direct access to a greenhouse at the rear, appealing to gardening enthusiasts or those seeking a productive outdoor space.

The bungalow also enjoys some sea views, enhancing its appeal and giving a sense of its desirable coastal setting.

While in need of updating, the property offers significant scope to renovate, extend or remodel, subject to the necessary permissions. Its spacious layout and generous plot make it an ideal project for those looking to create a modern, stylish home tailored to their own tastes.

Situation

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the South West Coast Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. 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, church, and the 16th century Village Inn. 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.

Directions

what3words - engine.hooks.treetop

From Kingsbridge, take the Salcombe Road out of town. After passing through the village of West Alvington turn right (signed Plymouth A379/Thurlestone) follow the lane to the main road. At the main road turn right, continue on then turn left (signed Thurlestone/South Milton). Follow this road to the village, take the first left into Court Park, go down the hill, follow the road round and over the cattle grid into Mead Drive, number 35 will be found on the left-hand side.



PROPERTY DETAILS

Property Address

35 Mead Drive, Thurlestone, Kingsbridge, Devon TQ7 3TA

Mileages

Kingsbridge 5 miles; Salcombe 7 miles; Dartmouth 18 miles; A38 Devon Expressway 13 miles; Totnes 16 miles, with rail link to London Paddington (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler.
There is a contribution made to the Mead Association of approximately £190.00 per annum for maintenance of the private road and jointly used services.

EPC Rating - Band F. Current: 32, Potential: 68

Council Tax Band - E

Tenure - Freehold

Authority

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

Key Features

- Detached bungalow with excellent potential
- Large living room and separate dining room
- Three bedrooms, including one with en-suite
- Family bathroom and additional cloakroom
- Kitchen with separate utility room
- Conservatory opening onto a mature garden
- Driveway parking and impressive 29ft garage
- Greenhouse access from the garage
- Sought after village location with some sea views
- In need of modernisation, offering scope to renovate and remodel

Fixtures & Fittings

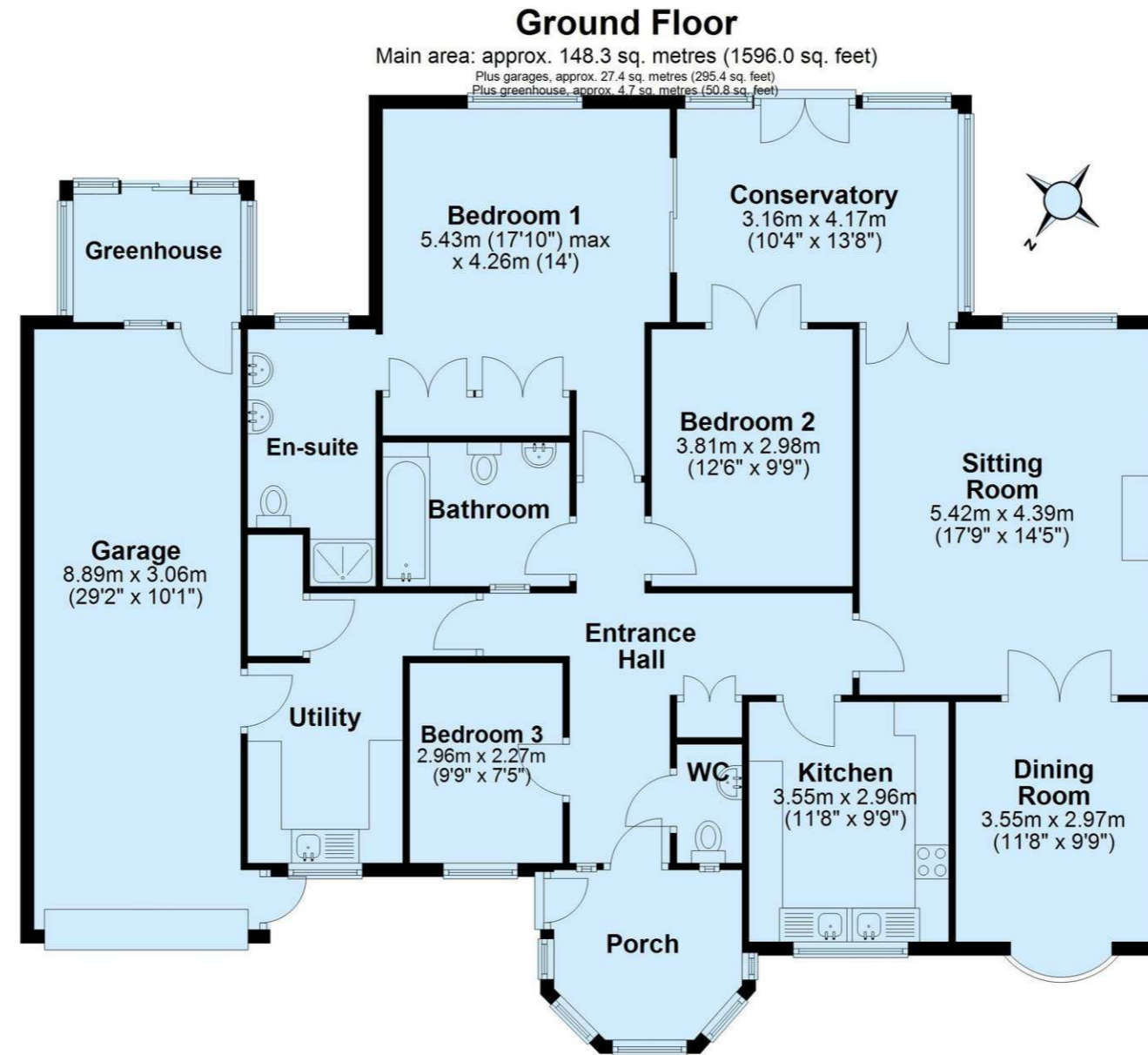
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Main area: Approx. 148.3 sq. metres (1596.0 sq. feet)
Plus garages, approx. 27.4 sq. metres (295.4 sq. feet)
Plus greenhouse, approx. 4.7 sq. metres (50.8 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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Kingsbridge
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Modbury
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Newton Ferrers
01752 873311

Salcombe
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Lettings
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Prime Waterfront & Country House
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