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NO.3 LINKSIDE HOUSE

THURLESTONE

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TQ7 3NT

NO.3 LINKSIDE HOUSE, WARREN ROAD

GROUND FLOOR

Entrance Hallway | Open Plan Living/ Dining Room | Kitchen |
Sun Room | Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3
Bathroom

EXTERNAL

Garage | Parking | Patio | Access To Communal Gardens



“A ground-floor apartment on the prestigious Yarmer Estate, offering sea views.”...

Linkside House is a wonderful residence situated on the prestigious Yarmer Estate in the sought-after coastal village of Thurlestone, with this particular apartment occupying a desirable ground-floor position within the building. The welcoming entrance hallway has useful storage and takes you to the open-plan living and dining room which enjoys lovely sea views and flows seamlessly into a sun room, where doors open onto a private terrace, again capturing those attractive coastal vistas.

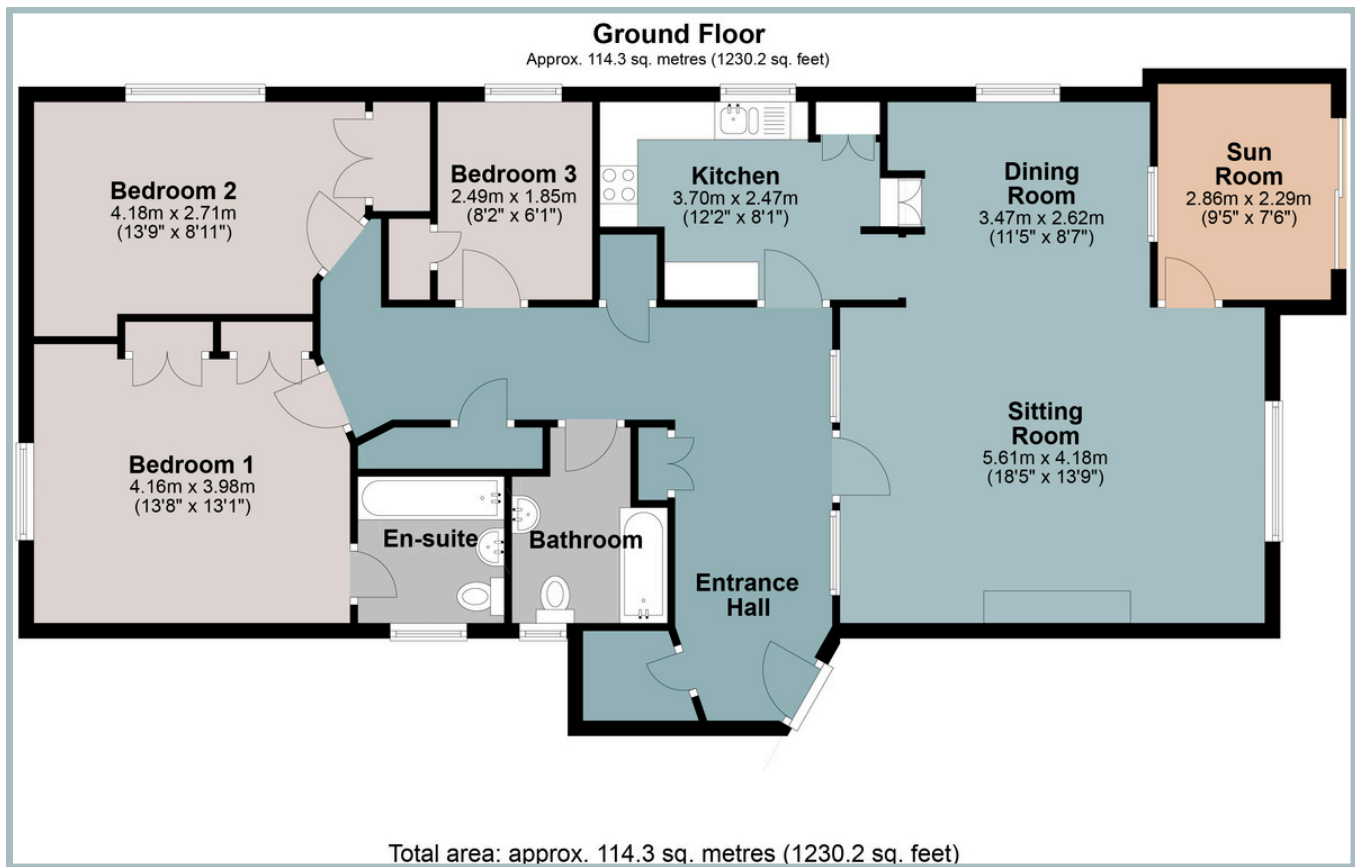
- Located on the prestigious Yarmer Estate
- Sea views and short walk to stunning beaches
- Bright and spacious living accommodation
- Single garage and parking
- Walking distance to Golf Course, Spa, Village Shop and Beach

The well-arranged accommodation continues with a kitchen, three comfortable bedrooms and a family bathroom, while the principal bedroom benefits from an en-suite shower room.

Externally, the property enjoys the advantage of a single garage and parking, along with access to beautifully maintained communal gardens and private path leading to the village. Rarely do properties within this exclusive development come to the market, making this a superb opportunity to secure a home perfectly suited for embracing a relaxed coastal lifestyle.



TOTAL APPROXIMATE AREA: 114.3 SQ M 1230.2 SQ FT



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Tenure: Leasehold of 999 years starting from 1976 with a share of Freehold.

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric heating.

Service Fee: Approx. £4000 per annum.

EPC:Current E (49) Potential C (72)

Viewings: Very strictly by appointment only

Location: Thurlestone is an attractive and popular village situated on the spectacular Devon coast in an Area of Outstanding Natural Beauty. The South West Coastal Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll across Thurlestone Sands with the landmark Thurlestone Rock, "thirled stone"(arched-shaped rock formation) takes you to the popular 'Beach House' cafe. The village has a vibrant community and is renowned for its hotel, shop, church and a highly regarded primary school. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The hotel has a superb health club with a spa, indoor and outdoor swimming pools and there is a fine 18-hole golf course. The market town of Kingsbridge, approximately 4 miles to the west, provides a comprehensive range of educational, recreational and shopping facilities including, a health centre, leisure centre with an indoor swimming pool, library, schools and churches.

What Three Words: ///contents.sums.preparing

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles
All Approximates