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4 BOUCHARD

FALLAPIT ESTATE

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TQ9 7AT



4 BOUCHARD

GROUND FLOOR

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

EXTERNAL

Allocated Parking Space | Visitor Parking | Shed | Front Terrace |
Rear Terrace | Approximately 22 acres of communal parkland,
woodland, gardens and lake



“A stylish property offering contemporary, low-maintenance accommodation in an attractive and highly desirable estate setting.”...

4 Bouchard is an attractive modern property with plenty of character, set within the highly regarded Fallapit Estate. The well-planned accommodation centres around an impressive open-plan kitchen, dining and living area, with integrated Neff appliances, a log-effect gas fire and doors opening onto the front courtyard.

- Attractive three-bedroom property within the highly regarded Fallapit Estate
- Spacious open-plan kitchen, dining and living area with integrated Neff appliances
- Principal bedroom with en suite shower room and private courtyard garden
- Allocated parking, private storage and use of attractive communal grounds
- Short distance to nearby towns and beaches

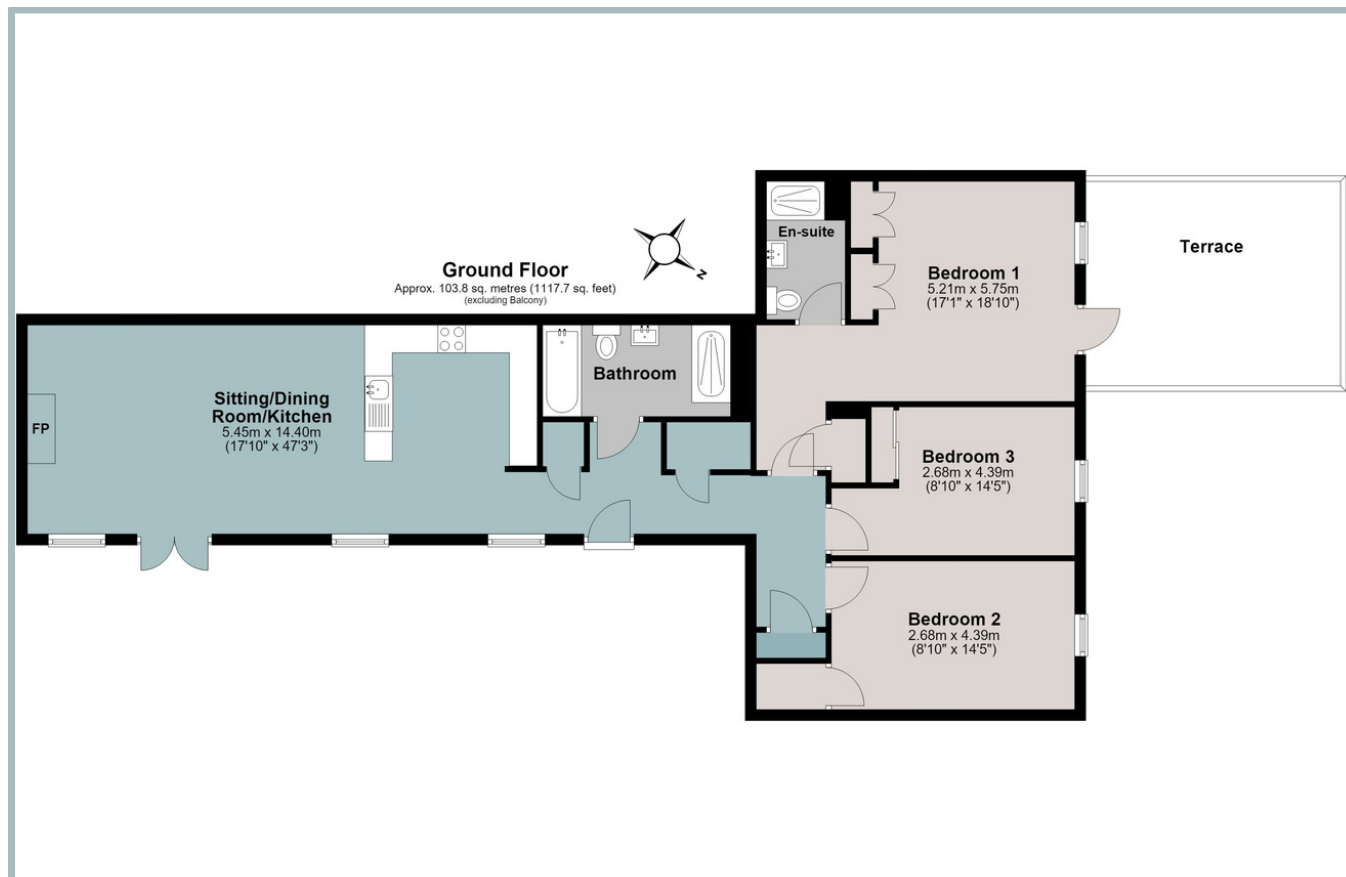
There are three well-proportioned bedrooms with built-in storage, including a principal bedroom with en suite shower room and direct access to a private terrace garden. A modern bathroom with separate bath and shower completes the accommodation.

Outside, the property benefits from an allocated parking space, private storage and use of the attractive communal estate grounds which consist of approximately 22 acres of private parkland, woodland, landscaped gardens and a picturesque lake with a decked seating area.

The property would make the perfect second home or holiday let investment. An occupancy restriction prevents its use as a permanent principal residence.



TOTAL APPROXIMATE AREA: 103.8 SQ M 1117.7 SQ FT



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Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, private water and drainage. Gas central heating and under floor heating.

Service Fee: Approx. £1950 annually.

EPC: Current C (72) Potential C (76)

Viewings: Very strictly by appointment only

Please Note: The property cannot be used as a main residence.

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

What three words: ///insulated.disarmed.info

Salcombe 12.1 miles - Totnes 9.6 miles (Railway link to London Paddington) - Kingsbridge 4.1 miles