

BLACKBIRD COTTAGE, 2 MARSH LANE WEST CHARLETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

BLACKBIRD COTTAGE, 2 MARSH LANE

Description

Blackbird Cottage is tucked away in a great location in the popular village of West Charleton, close to all local amenities yet in a quiet spot away from the main road and enjoying estuary and countryside views.

Internally the property comprises entrance porch, hall with cupboard which houses the boiler, a spacious sitting/dining room with feature stone fireplace, a fully fitted kitchen with plenty of floor and wall units, integrated appliances and has access out to a rear courtyard. Completing the downstairs is a useful utility room which has double glazed doors opening to the rear and a shower room.

Upstairs are 3 double bedrooms, two with built-in storage and a family bathroom with shower above the bath.

Outside rear is the enclosed courtyard and to the front a pretty lawned garden with established shrubs and bushes, along with a garage and parking.

Situation

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including a Primary School and Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

Directions

what3words - ///flask.moving.lyricist

From Kingsbridge take the A379 coastal road towards Dartmouth leaving town with the Quay on your right-hand side. Go over Bowcombe Creek Bridge then on entering East Charleton take the 2nd right turn into Marsh Lane where you'll see the property on your left-hand side.



PROPERTY DETAILS

Property Address

Blackbird Cottage, 2 Marsh Lane, West Charleton, Kingsbridge, Devon TQ7 2AQ

Mileages

Kingsbridge 1.5 miles; Salcombe 7.5 miles; Dartmouth 13 miles; Plymouth 22 miles;
A38 Devon Expressway 12 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler for hot water and central heating.
Smoke alarms and CO2 monitors installed.

EPC Rating

Band D. Current: 61, Potential: 83

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

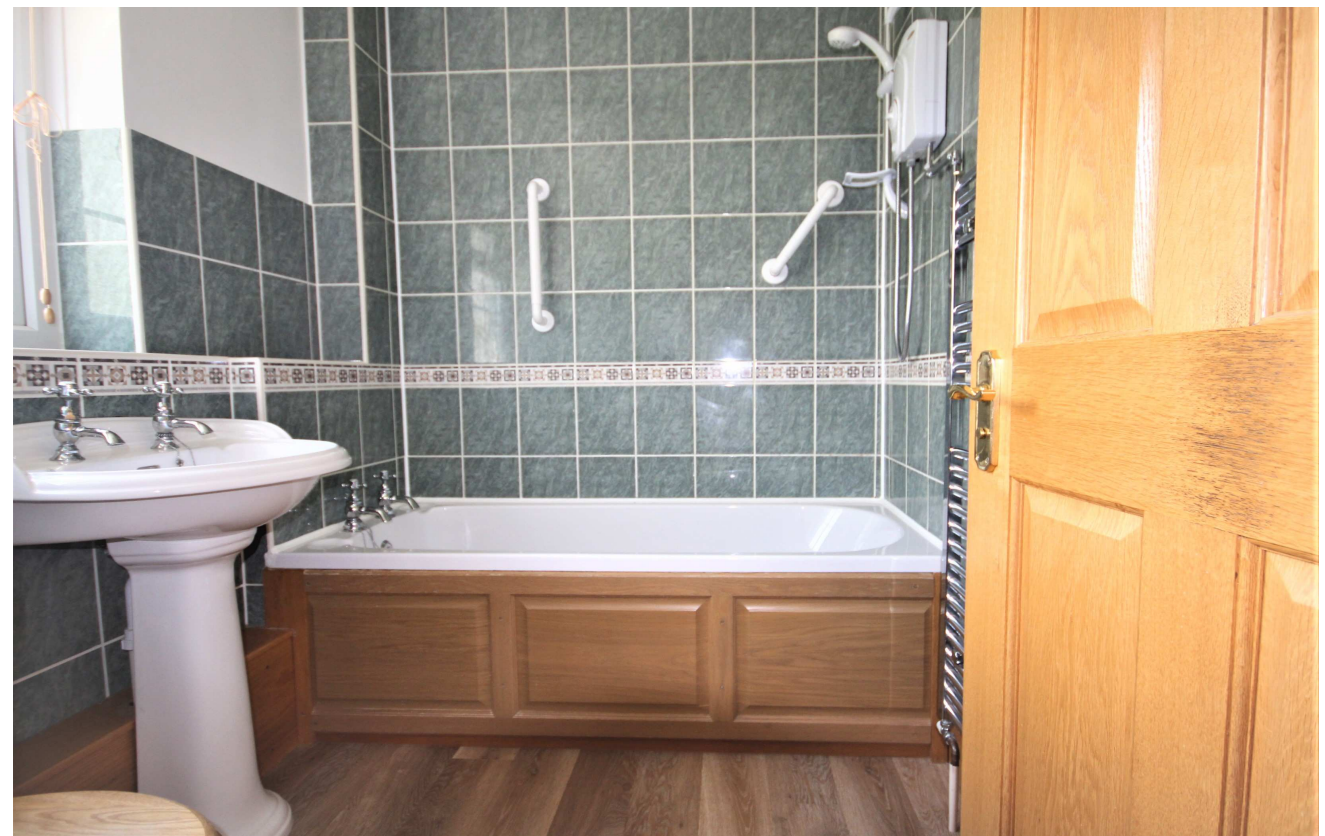
- Spacious, mid terrace property
- Tucked away location
- Fully fitted kitchen
- Spacious sitting/dining room with feature stone fireplace
- Utility room
- 3 double bedrooms – 2 with fitted wardrobes
- Bathroom and separate shower room
- Rear courtyard and lawned front garden
- Garage and parking
- Views towards the estuary

Fixtures & Fittings

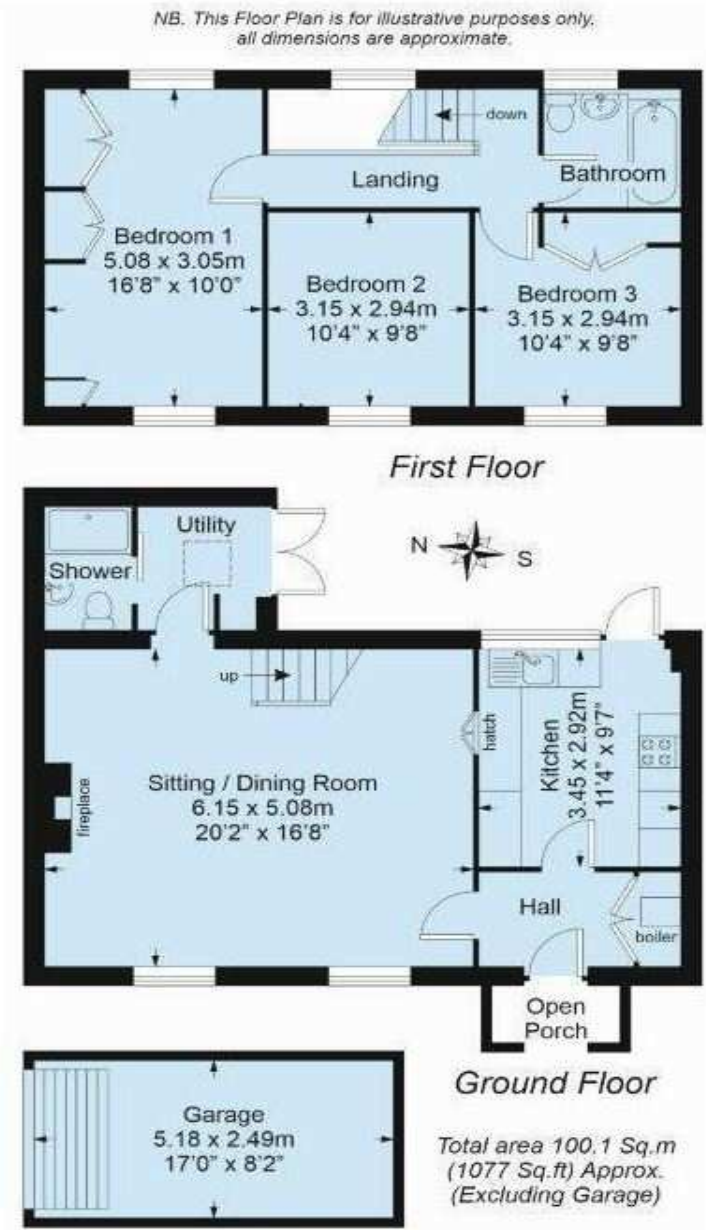
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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