

# SUNNYSIDE COTTAGE SLAPTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# SUNNYSIDE COTTAGE

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## Description

Welcome to this charming Grade II listed 2/3 bedroom semi-detached cottage situated in a peaceful village setting, just a 15 minute walk to the beach at Slapton Sands.

This well-maintained property boasts a bright and cosy atmosphere, perfect for those seeking a comfortable and stylish home. The ground floor of the cottage features an entrance porch with utility area, fitted kitchen with integrated appliances, dining room/bed 3, and the sitting room has a feature stone fireplace inset with a wood burner. Upstairs you'll find two double bedrooms, a well-appointed bathroom with window and skylight and stable door off the landing giving access to the garden.

Outside rear is a good size lawned garden bound by timber fencing and stone walling with established shrub and plant borders, York Stone patio seating areas, ideal for relaxing or entertaining, two storage sheds, a summerhouse and access door to the road where you'll find the off-street parking area adjacent to the front door.

Enjoy the charm of this period property, with well-lit, character filled rooms creating a welcoming environment throughout. Whether you're enjoying a quiet evening in or hosting guests, this cottage offers a versatile space to suit your needs.

## Situation

Slapton is a beautiful and very popular village, being close to the coast, just inland from the famous Slapton Sands and lying midway between Kingsbridge and Dartmouth. It has a thriving local community with two excellent public houses, a new community village store, village hall, church, and chapel. Slapton Ley Nature Reserve attracts visitors from all over the world and is the largest freshwater lake in the south west.

## Directions

what3words - vocally.pinned.unfilled

From Kingsbridge head out of town on the A381 towards Totnes, passing through The Mounts. At the sharp left-hand bend turn right signed East Allington/Slapton. Stay on this lane for 5 miles, all the way down to Slapton, going past the Start Bay Field Centre entrance on your left. Proceed through the village, as you pass The Queens Arms pub bear right onto Sands Road where you'll see the property on your right.

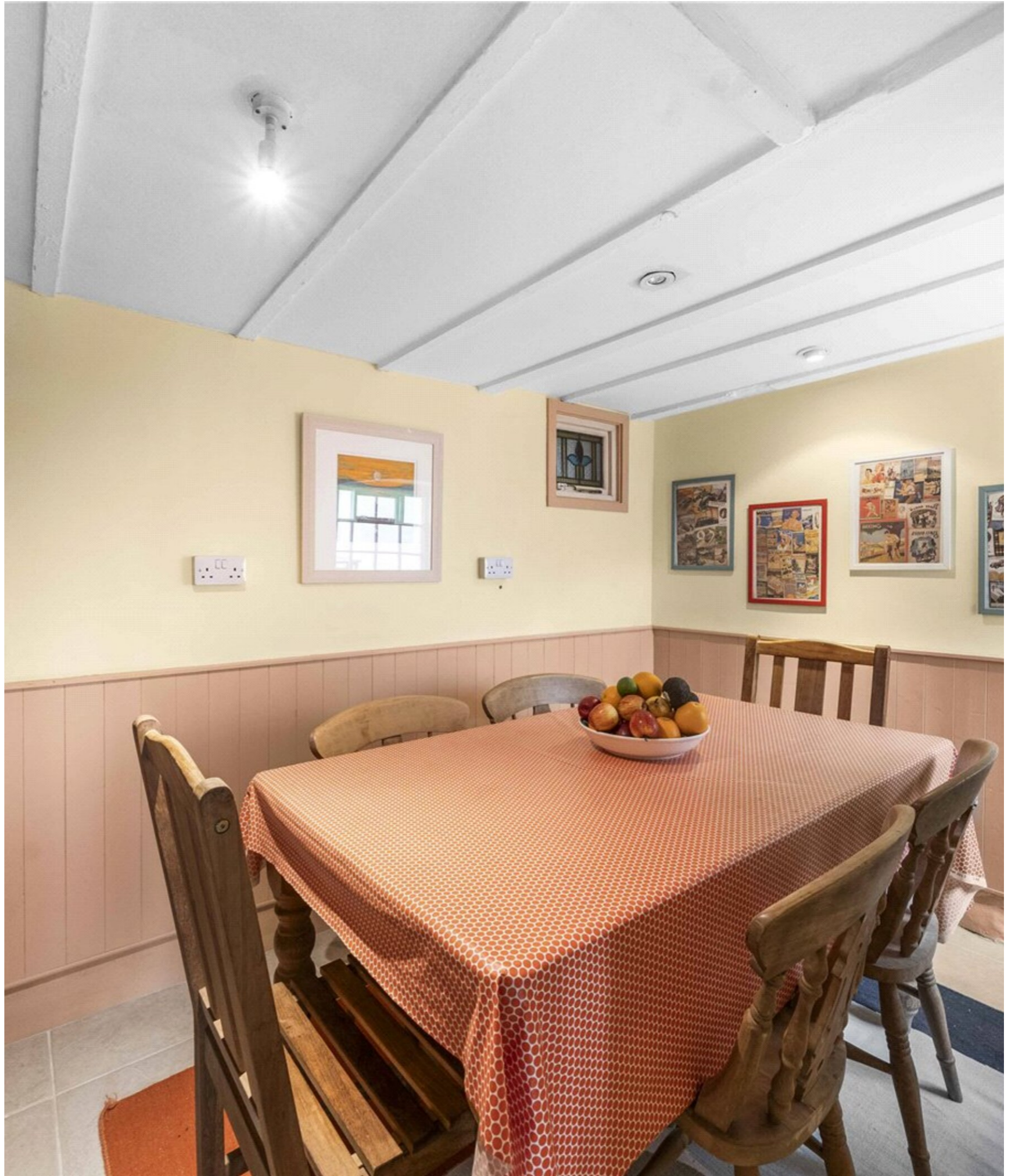




## KEY FEATURES



- Beautifully presented Grade II listed cottage
- Character features
- York stone flooring, exposed floorboards, sash windows
- Off road parking
- Lawned garden with York Stone patio seating areas
- Timber and stone storage sheds plus summerhouse
- Pretty village close to the sea



# PROPERTY DETAILS

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## Property Address

Sunnyside Cottage, Sands Road, Slapton, Kingsbridge, Devon TQ7 2QN

## Mileages

Kingsbridge 7 miles; Salcombe 13 miles; Dartmouth 7 miles;  
A38 Devon Expressway 15 miles  
(distances are approximate)

## EPC Rating

Band E - Current 45; Potential 68

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams District Council

## 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

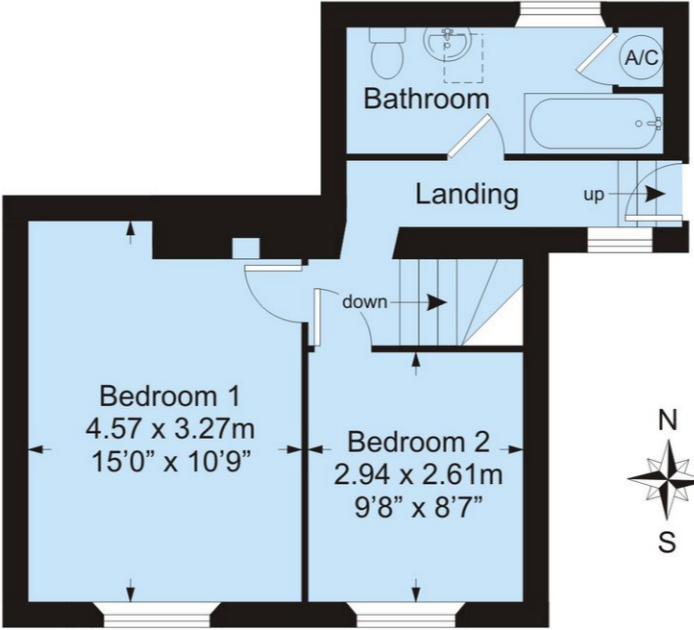
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge.  
Tel: 01548 857588.



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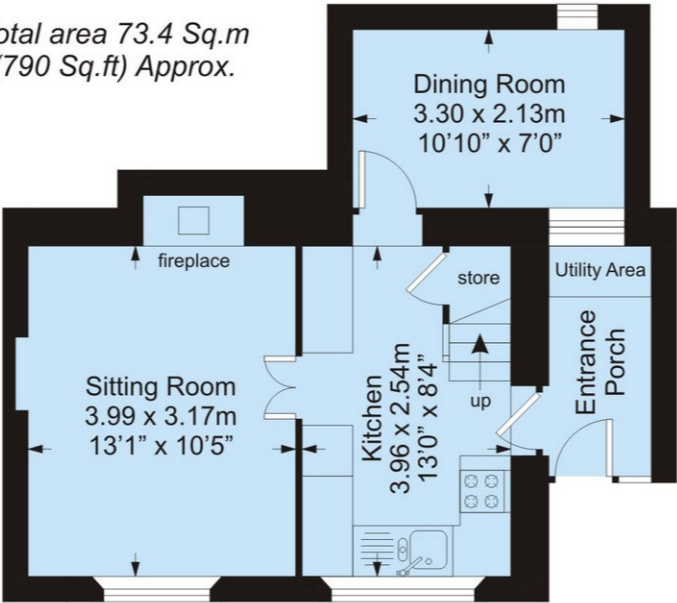
# FLOOR PLAN

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



First Floor

Total area 73.4 Sq.m (790 Sq.ft) Approx.



Ground Floor



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