3 The Downs,

Thurlestone, Kingsbridge, Devon, TQ7 3NG

RENDELLS

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Kingsbridge, Devon, TQ7 3NG **Guide Price of £600,000 to £625,000**

A superb ground floor residence, set in the prestigious development of the Downs, surveying over Thurlestone and the beautiful coastline. Offering three bedrooms, three bathrooms and benefits from its own terrace. Communal gardens (circa 5 acres) and parking.

- Superb location
- Coastal views
- Ground floor living
- Parking
- Communal grounds of circa 5 acres
- Three bedrooms
- Three Bathrooms
- Two Reception areas
- No onward chain
- Paved terrace taking in some splendid views
- 1433 sq.ft. of accommodation approximately

Situation

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the Southwest Coast Path is the only area in the UK to have made it into the highly respected Lonely Planet Adventures Guidebook. 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, pub and church. 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.

Description

3 The Downs offers a rare opportunity to acquire a superb home all on one level. Located outside of the main development of The Downs with a shared entrance hall into a characterful entrance to the main development. Entrance to the inner hall with storage for coats with door into further hall giving access to two well-appointed bedrooms. Bedroom Three with built-in wardrobes, built-in side cupboards either side of the bed. Ensuite with bath, sperate shower, hand wash basin and W.C. Bedroom Two with ensuite with W.C., hand wash basin and shower, overlooking an inner courtyard. The well appointed kitchen offering granite worktops, built-in undercounter and wall mounted units offering two sinks and two hobs. Plenty of room for 'two cooks in this kitchen'. Steps lead down to a good size dining room with doors opening out onto the terrace taking in some splendid views over Thurlestone Sands to Thurlestone Rock with the southern part of the beach known as South Milton Sands. Sitting Room with double doors opening out onto a further patio area with focal fireplace. Master Bedroom with built-in wardrobes, 'His and Hers' built-in wardrobes and a well-appointed ensuite with hand wash basin, W.C. and Bidet, separate shower and bath. Offering 1433 sq. Ft. of accommodation approximately.

Gardens and Grounds
The wrap around patio immediately outside the property is for sole use of 3 The Downs. Beyond this is open lawns and gardens which are the communal areas (subject to an annual service charge) for the maintenance and up keep of the gardens and the main driveway and walled gardens.

Services
Mains electricity, mains water. Private drainage. Oil fired central heating.

Tenure
Leasehold. New lease to be granted for 3 The Downs on point of transfer for 999 years.

Freehold
The freehold is owned equally by the 12 flats and known as The Downs Thurlestone Management Company Limited.

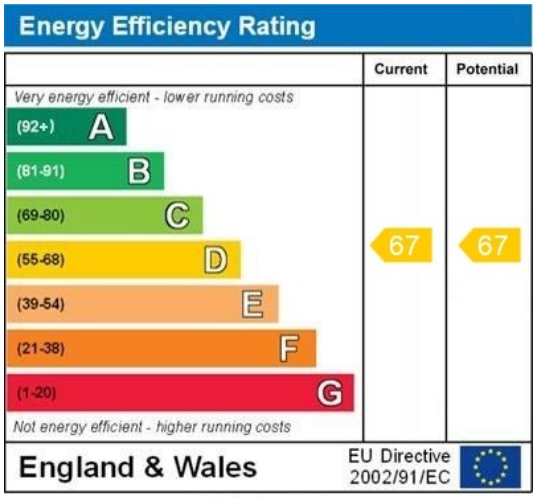
Ground Rent
£50.00 per annum.

Service Charge
A service charge for the maintenance of the grounds, walled gardens and driveway will be charged by the freehold company. The new owner of Flat 3 The Downs will become a shareholder of the freehold company owning the gardens and driveway. The service charge is £5,936.36 per annum equates to 12.56% of budget, being the percentage based on size of each flat floor area in the building.

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

Viewing
Strictly by telephone appointment through Rendells Estate Agents on 01803 863888.

Directions
From the Roundabout at the bottom of fore street in Kingsbridge, take the A381 Signed to Plymouth. At the next roundabout take the 2nd exit staying on the A382. Continue on this road passing through West Alvington. Then take the second right signed Thurlestone at the "T" junction turn right. Then take second left signed Thurlestone 3 Miles. Continue for 2.25 miles Turning Right at Rockhill Corner. Continue for 100 Meters up the hill and the Pillard entrance to The Downs is located on your left.. What3Words: cove.theory.vibes



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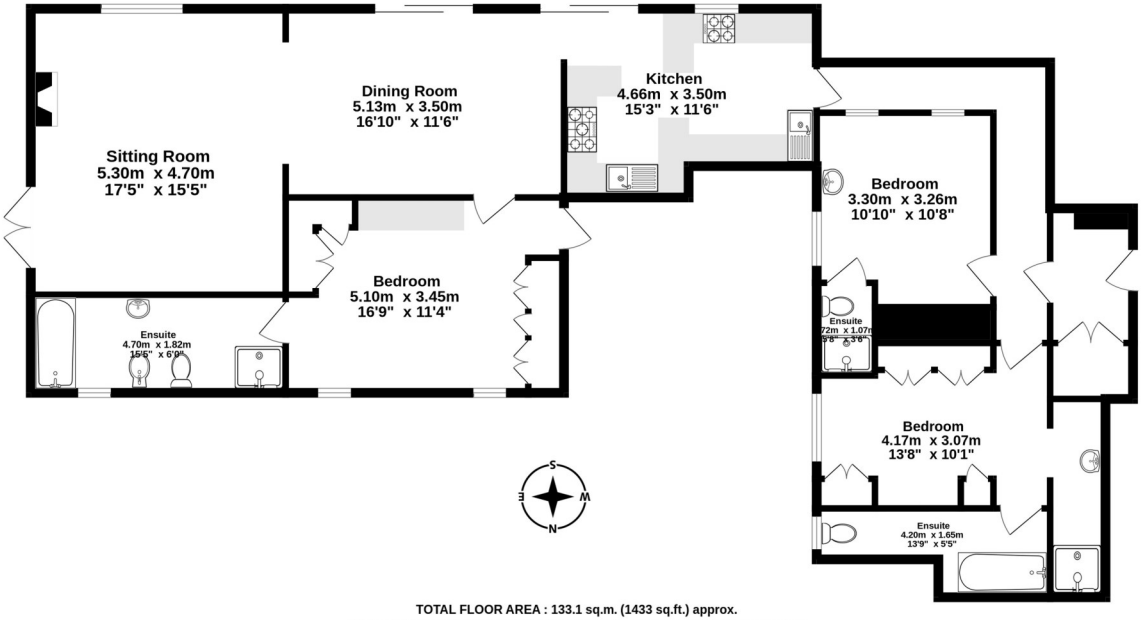
Ground Floor
133.1 sq.m. (1433 sq.ft.) approx.



TOTAL FLOOR AREA : 133.1 sq.m. (1433 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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