

5 BIGBURY COURT

BIGBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

5 Bigbury Court | Bigbury Devon | TQ7 4AP

AT A GLANCE

5 Bigbury Court is a semi-detached bungalow set on the edge of the desirable coastal village of Bigbury. The property offers well-arranged single-storey accommodation with two double bedrooms, one with an en suite, together with a separate sitting room and kitchen/dining room. Outside, there is a level lawn, terrace and gravelled areas, parking for two to three cars, a single garage with power and lighting, and an electric car charging point at the front of the property.

ACCOMMODATION

The accommodation is arranged across one level and has a layout that is both practical and easy to live in. At the centre of the home is a separate sitting room, which has a particularly attractive feel thanks to its vaulted ceiling, exposed beams and LPG gas fire. Large glazed doors open out to the front garden, bringing in good natural light and creating a seamless connection with the outside space.

The kitchen/dining room sits separately and provides a comfortable everyday living area with space for dining, offering views to the rear and side gardens. There are two double bedrooms, both with vaulted ceilings which add further character and a sense of space. The principal bedroom benefits from an en suite shower room, while a separate bathroom serves the second bedroom and guests.

OUTSIDE

Outside, the property enjoys a very appealing mix of terrace, garden and lawn. A paved terrace runs alongside the bungalow and provides an excellent area for sitting out and outdoor dining, while the level lawn creates a practical and enjoyable garden space. Gravelled areas and established shrubs and planting soften the setting and contribute to an attractive overall approach.

In addition, the property benefits from parking for two to three cars together with a single garage with electrical power supply and lighting, as well as an electric car charging point to the front, giving it a level of practicality that complements the accommodation well. The outside space feels established, manageable and well suited to both full-time occupation and lock-up-and-leave use.



Modbury Office

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4 Broad Street, Modbury, PL21 0PS

Property Details

Services:	Mains electricity and water. Storage heaters and immersion. Shared private drainage.
EPC Rating:	Current: F (25) Potential: C (71)
Council Tax:	Band E
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Edge-of-village position within Bigbury Court
- Two double bedrooms, including principal en suite
- Characterful vaulted ceilings and exposed beams
- Terrace, level lawn and attractive garden
- Garage and parking for two to three cars

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.

Location

Bigbury is a charming South Hams village with the parish church of St Lawrence and local amenities including the popular Oyster Shack, while nearby St Ann's Chapel offers Holywell Stores & Post Office, a public house and restaurant. Close at hand, Bigbury-on-Sea lies within an Area of Outstanding Natural Beauty and is renowned for its sandy beaches and views towards Burgh Island, while the market town of Kingsbridge and the small town of Modbury provide a wider range of shops, services and restaurants.

Directions

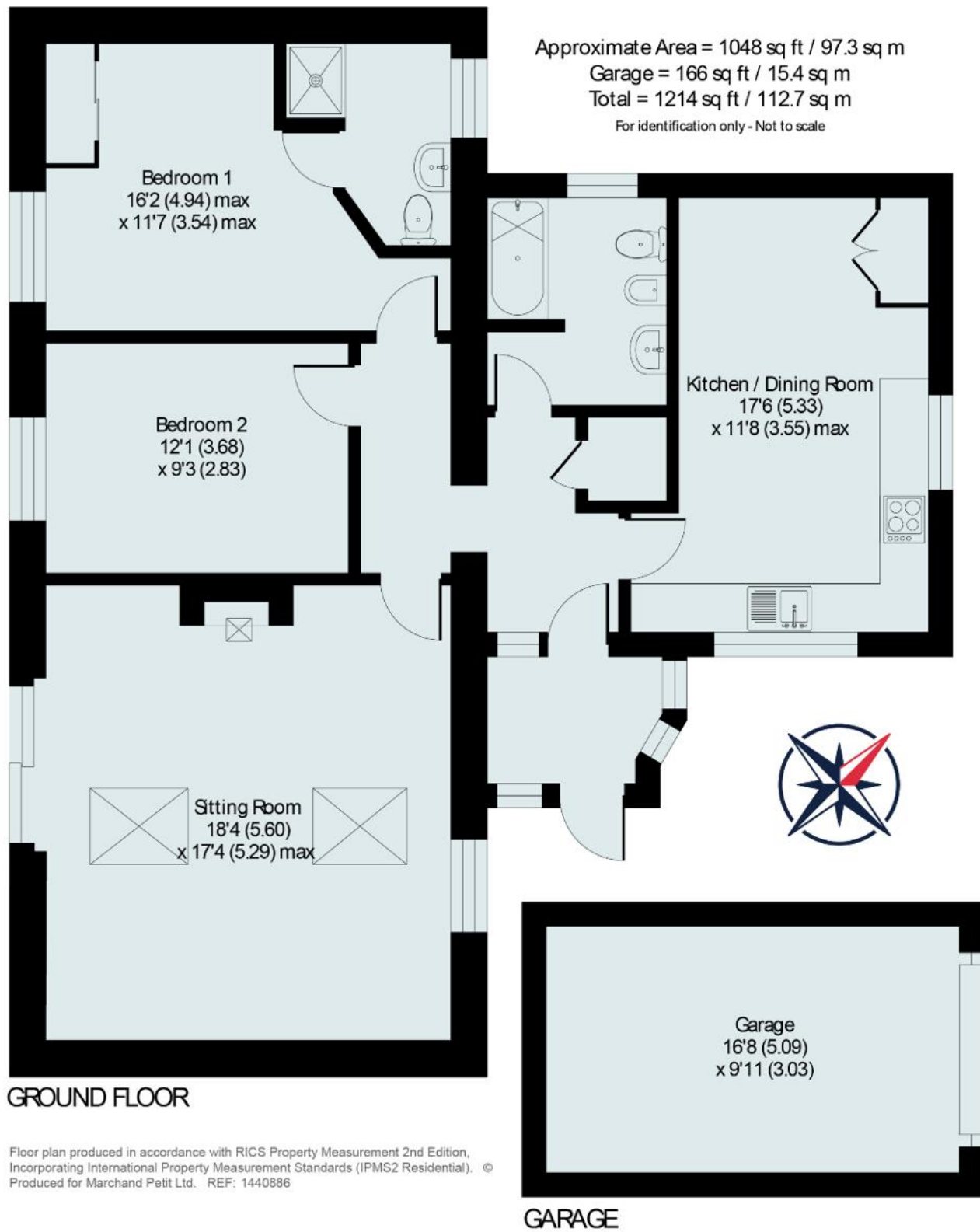
From Modbury head south on the A379 towards Kingsbridge. After approximately 1.5 miles turn right onto B3392 signposted Bigbury. Proceed on this road for 3 miles, passing through St Ann's Chapel, turn left at Pond Green cross. Follow Undertrees Lane along and you will find Bigbury Court courtyard on your left.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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Modbury
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Salcombe
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