

I CHURCH COTTAGES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

1 CHURCH COTTAGES

Description

Located in an elevated position in the popular village of West Alvington we offer to the market this generously proportioned period cottage.

The property is in need of some modernisation but has good size, bright and spacious rooms covering approximately 947.9 sq.feet comprising entrance hall with stairs to the first floor. Sitting room to the front, dining room with store cupboard, kitchen with fitted base and wall units, some integrated appliances and access door out to the rear patio and garden.

Upstairs there are three bedrooms, two doubles and one single plus a shower room.

Outside front is a patio area bound by wrought iron railings with a couple of steps up to the front door, to the side is a timber gate giving access to the rear of the property. The tiered rear garden is mainly laid to lawn with central steps up to each tier. There is a patio area off the kitchen and a further patio in the mid section, a brick built store and a further storage shed and level patio area at the very top.

Situation

The village of West Alvington has a parish Church, primary school and local pub and is less than a mile away from the market town of Kingsbridge which has excellent primary and secondary schools, a good range of shops and other amenities. The area is famous for its favoured climate, beautiful scenery and has good access to the South Devon coastline. Salcombe, just 4 miles away offers wonderful opportunities for sailing and sea fishing. There are good beaches and an excellent golf course at Thurlestone about 5 miles away.

Directions

what3words - crouches.slicer.wisely

From the centre of Kingsbridge head up the hill out of town on the A381 heading towards Salcombe. Go past the Ring-O-Bells public house then the old red telephone box and the property will be seen in an elevated position on the right-hand side before you get to the church.



PROPERTY DETAILS

Property Address

1 Church Cottages, West Alvington, Kingsbridge, Devon TQ7 3PJ

Mileages

Kingsbridge 1.5 mile; Salcombe 5 miles; Totnes 15 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas central heating.

EPC Rating

Band D. Current: 57, Potential: 75

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

Key Features

- Period cottage
- In need of some modernisation
- Well proportioned rooms
- Large tiered, lawned rear garden
- Brick built store and storage shed
- Popular village location

Fixtures & Fittings

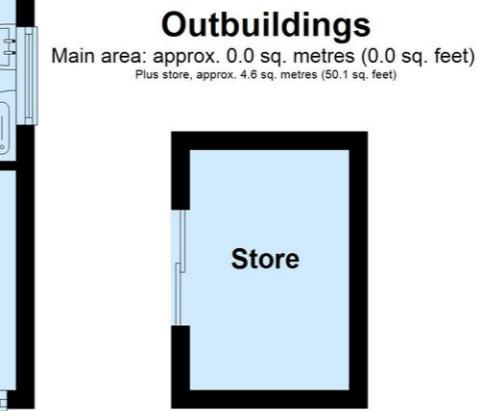
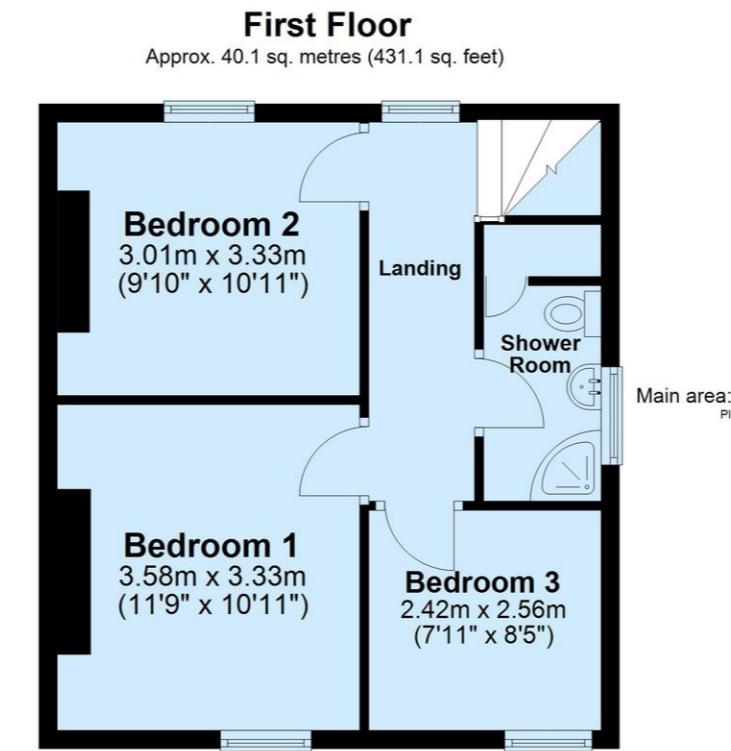
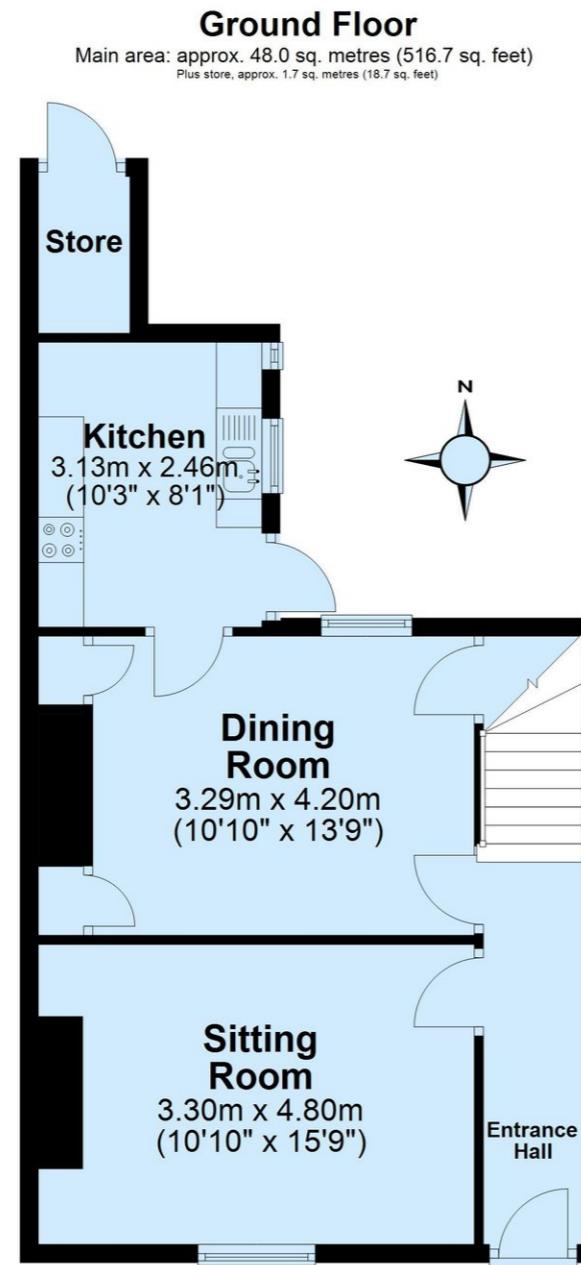
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Main area: Approx. 88.1 sq. metres (947.9 sq. feet)
Plus store, approx. 6.4 sq. metres (68.8 sq. feet)

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.