

9 YELLANDS PARK KINGSTON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

9 Yellands Park | Kingston | Kingsbridge | Devon | TQ7 4PX

DESCRIPTION

A charming semi-detached home enjoying an elevated position in Kingston, within a cul-de-sac, with delightful views, a generous garden with timber a timber outbuilding and ample off-street parking. The property is subject to a Devon covenant.

ACCOMODATION

The entrance hall provides stairs to the first floor with storage beneath. To the left a bright and spacious sitting room, dual aspect with garden and hillside views and a feature fireplace. The kitchen/dining room has a rear aspect with garden and views over the village, providing an array of matching base and wall units, electric oven & hob, with space for further appliances, the kitchen also boasts a walk-in larder. A side door from the kitchen leads through to a workshop, storeroom and wc. This single storey wing of the property has the potential for further development (subject to the necessary consents).

Upon the first-floor landing is a front aspect window and linen cupboard. Bedrooms 1 & 2 have rear aspect windows with garden and hillside views. Bedroom 3 has a front aspect window. The bathroom is arranged with a bath with an electric shower over, wc and basin.

OUTSIDE

To the front of property is a generous hard standing providing off street parking for 3 / 4 vehicles, with a bordering raised flower bed. A side gate opens to allow access to the workshop wing and around the property. The rear garden is a fabulous addition to this home, south-east facing, predominantly laid to lawn. At the rear of the garden is a timber outbuilding, hard standing and a greenhouse.

LOCATION

Kingston is a small, peaceful and unspoilt South Hams village, which is made predominantly of pretty Devon cottages, many being thatched. It has a well-known village inn, The Dolphin, and a church. Other renowned food destinations are The Journey's End in Ringmore and The Oyster Shack in Bigbury. The village lies some three to four miles south of the Georgian town of Modbury, which is well provided with a range of local shops. For more comprehensive shopping centres Kingsbridge is to the southeast and Plymouth, which is within easy commuting distance, is to the northwest. The coast is within a mile at Wonwell Beach and nearby there are other beaches and coves, as well as fine cliff top and coastal walks, and an 18-hole golf course at Bigbury. There is sailing at Salcombe, Newton Ferrers and on the Erme estuary, and to the north there is Dartmoor National Park.

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains electricity, mains water and mains drainage. LPG central heating.
EPC Rating;	Current: E - 50, Potential: D - 67, Rating: E
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council
Devon Covenant:	Please note a Devon covenant applies to this property: This property can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase.

Key Features

- Sought after village with nearby coastal walks
- Charming cul-de-sac in an elevated position
- 3-bedroom semi-detached home
- Extensive south-east facing garden
- Timber outbuilding
- Ample off-street parking
- Subject to the Devon Rule

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.

Directions

From our Modbury Office follow the A379 towards Kingsbridge and after approximately 1½ miles turn right at Harraton Cross towards Bigbury on Sea. After approximately 1.4 miles turn right at Seven Stone Cross to Kingston. Continue towards Kingston for a further 1.4 miles and, on reaching the crossroad, turn left. Take the first right towards the village centre and then the fourth right by the Fire Station into Yellands Park. The house is towards the end of the road on the right-hand side.

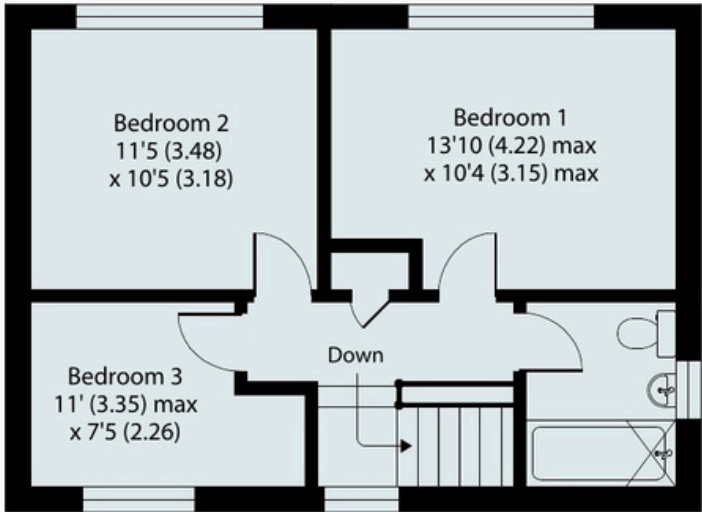
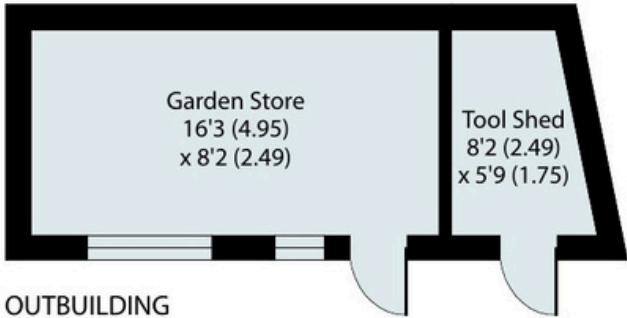
Viewing

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

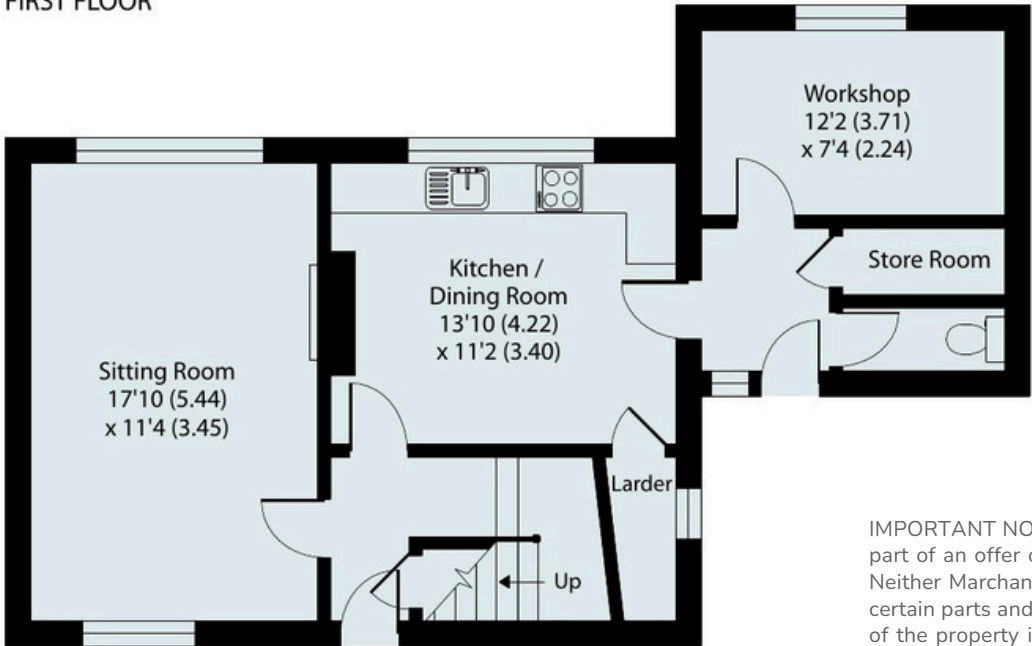


FLOOR PLAN

Approximate Area = 1117 sq ft / 103.7 sq m
Outbuilding = 177 sq ft / 16.4 sq m
Total = 1294 sq ft / 120.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Marchand Petit Ltd. REF: 1198131



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.