

# I SANDS ROAD SLAPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# I SANDS ROAD

---

## Description

This charming two-bed thatched cottage blends period character with thoughtful modern touches. Beautifully renovated and sympathetically extended, it offers a cosy yet stylish bolt-hole.

Internally the accommodation comprises entrance porch which opens into the sitting room where you'll find an exposed brick fireplace inset with a wood burning stove, built-in storage cupboards and a newly fitted staircase up to the first floor which houses two bedrooms. The sleek contemporary kitchen has fitted units, integrated appliances, breakfast bar, space for a dining table and chairs and bifold doors which open seamlessly onto a private, low-maintenance garden. There is a small patio, artificial lawn and at the far end the raised decked seating area creates an idyllic spot for morning coffee or relaxed evenings outdoors. Completing the accommodation is a fully tiled shower room.

Having the convenience of village amenities and being just a short walk to the beach this character cottage is a perfect coastal retreat.

## 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

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 left onto Sands Road where you'll see the property on your right.



# PROPERTY DETAILS

---

## Property Address

1 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)

## Services

Mains electricity, water and drainage. Underfloor heating in the kitchen/diner. Electric heaters in sitting room and bedrooms. Smoke alarms. Carbon monoxide detector.  
Total refurbishment 2024 - New kitchen/diner, shower room, staircase and internal porch added.

## EPC Rating

Band F. Current: 37, Potential: 70

## Council Tax Band

B

## Tenure

Freehold

## Authority

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

## Key Features

- Period, characterful thatched cottage
- Completely renovated and extended
- Modern kitchen/dining room with skylight and bifold doors
- Sitting room with exposed brick fireplace
- 2 bedrooms
- Fully tiled shower room
- Private rear garden with decked seating
- Currently used as a successful holiday let

## 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.

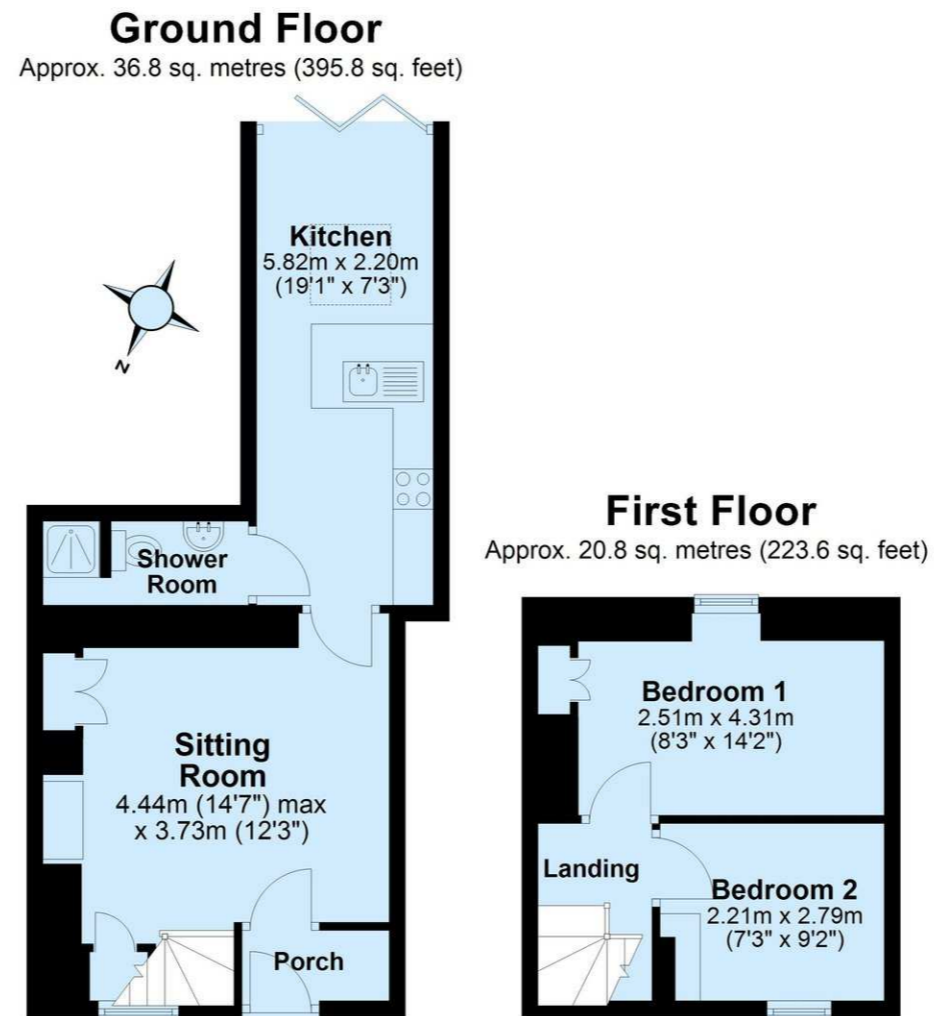
## Viewing

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



# FLOOR PLAN

---



Total area: approx. 57.5 sq. metres (619.4 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.

---

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590