

# 7 EDWARDS CLOSE THURLESTONE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 7 EDWARDS CLOSE

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This impressive five-bedroom detached home is located within the sought-after development of The Mead Estate. The property offers generous and versatile accommodation arranged over two floors, with five double bedrooms, a double garage, and ample driveway parking.

The spacious interior is filled with natural light and enjoys delightful views across the garden and the open countryside beyond. On entering, you are welcomed by a large entrance hall laid with solid wood flooring, which flows seamlessly into the stylish kitchen/diner which has space for a seating area. This superb kitchen features a modern high-gloss kitchen, complete with built-in water filtration system with added mineral, and opens directly onto the south-facing garden via patio door, perfect for alfresco dining and entertaining family and friends.

There is a spacious dining room which flows in to the sitting room which is a particular highlight, with its vaulted ceiling, log burner, abundant natural light, and direct access to the garden. A utility room and cloakroom complete the ground floor.

Upstairs, a bright and airy landing leads to five double bedrooms. The principal bedroom boasts a Juliet balcony with uninterrupted countryside views, as well as a luxurious en-suite bathroom.

Designed with modern living in mind, the property benefits from a built-in sound system (including the garden), allowing different music to be enjoyed in individual rooms or throughout the home via the Sonos app.

Outside, the south-facing garden features an expansive patio that runs the width of the property, complemented by a raised seating area and lawn, all enclosed by mature hedging and backing directly onto open fields.

This is a rare opportunity to acquire a contemporary family home in a highly desirable location, offering both privacy and stunning rural views.

### Directions

what3words - rise.desktops.similar

From Kingsbridge take the A379 Plymouth Road out of town then passing through the village of Churchstow. At the Bantham roundabout turn left onto the A381 heading towards Salcombe, then turn right at the sign for Thurlestone. Stay on this road until you reach Thurlestone, take the first turning left into Court Park Road bearing left over the cattle grid into Mead Drive. Follow this road round then turn left into Edwards Close where you will find No.7 on your right.







## KEY FEATURES

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- Spacious 5 double bedroom property
- Outstanding countryside views
- Beautifully presented, light and airy accommodation
- Superb sitting room with vaulted ceiling
- Stylish contemporary kitchen/diner + separate dining room
- Double garage and additional outside storage
- Ample driveway parking for numerous vehicles
- Private south facing rear garden
- Short walk to local amenities including the village shop, hotel, pub, primary school and the beach at South Milton Sands









# PROPERTY DETAILS

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## Property Address

7 Edwards Close, , Thurlestone, Devon TQ7 3BP

## Mileages

Kingsbridge 5 miles; Salcombe 7 miles; Dartmouth 18 miles;  
A38 Devon Expressway 13 miles; Totnes 16 miles, with rail link to  
London Paddington (distances are approximate).

## Services

Mains electricity, water and drainage. Oil fired heating.  
Security alarm. Two electric carbon monoxide alarms.  
Solar panels and generator. Built-in sound system throughout house and  
garden. Two water filter systems.  
Service/maintenance charge of approx. £90.00 per annum payable to the Mead  
Management Co. Ltd for the upkeep and maintenance of the roads and footpaths  
on the estate.  
Plus approx. £238.41 per annum payable to Acorn Management for the upkeep  
of the common paths, landscaping and drains.

## EPC Rating - tba

Current: 0, Potential: 0

## Council Tax Band - G

## Tenure - Freehold

## Authority

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

## Fixtures & Fittings

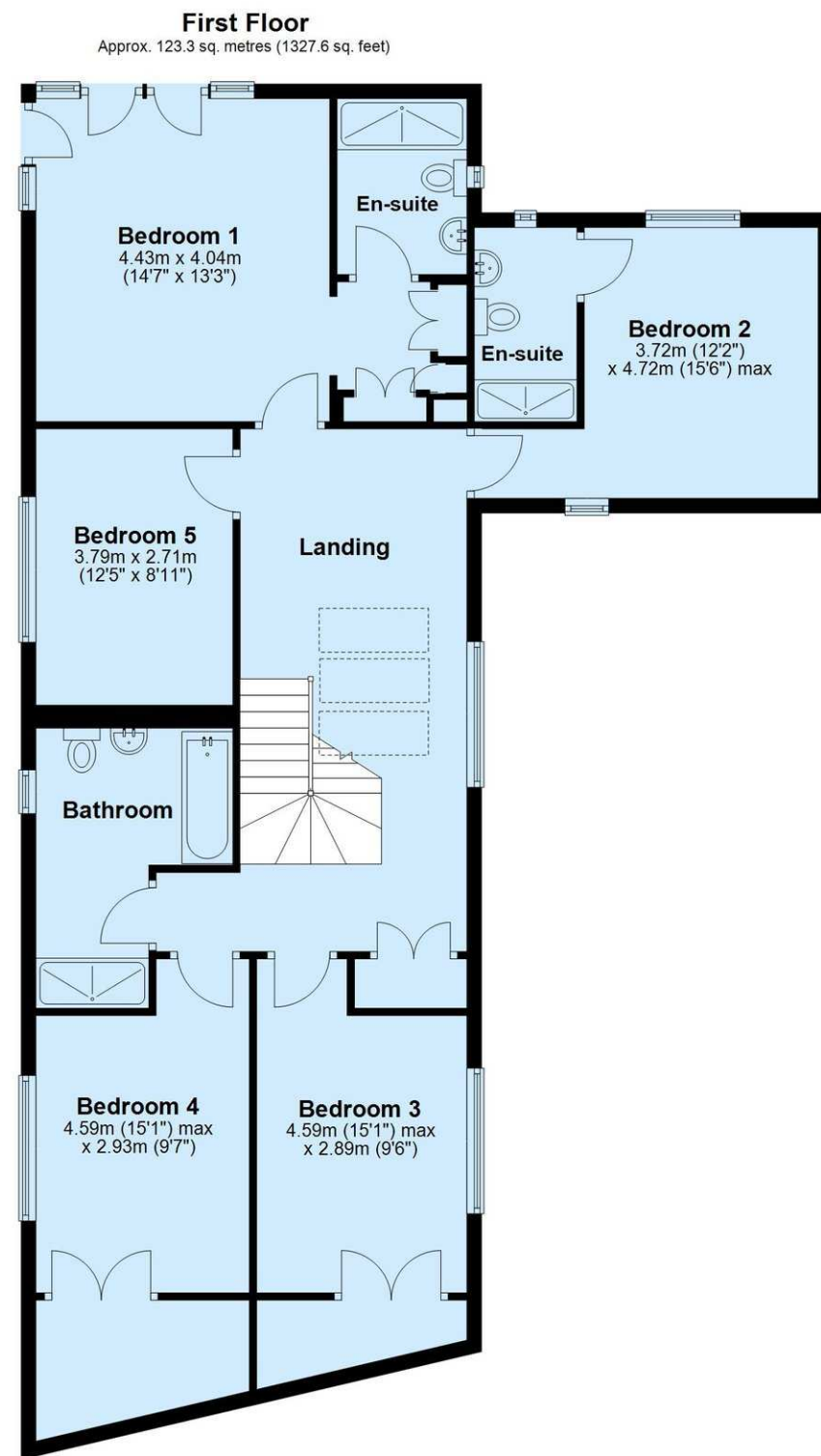
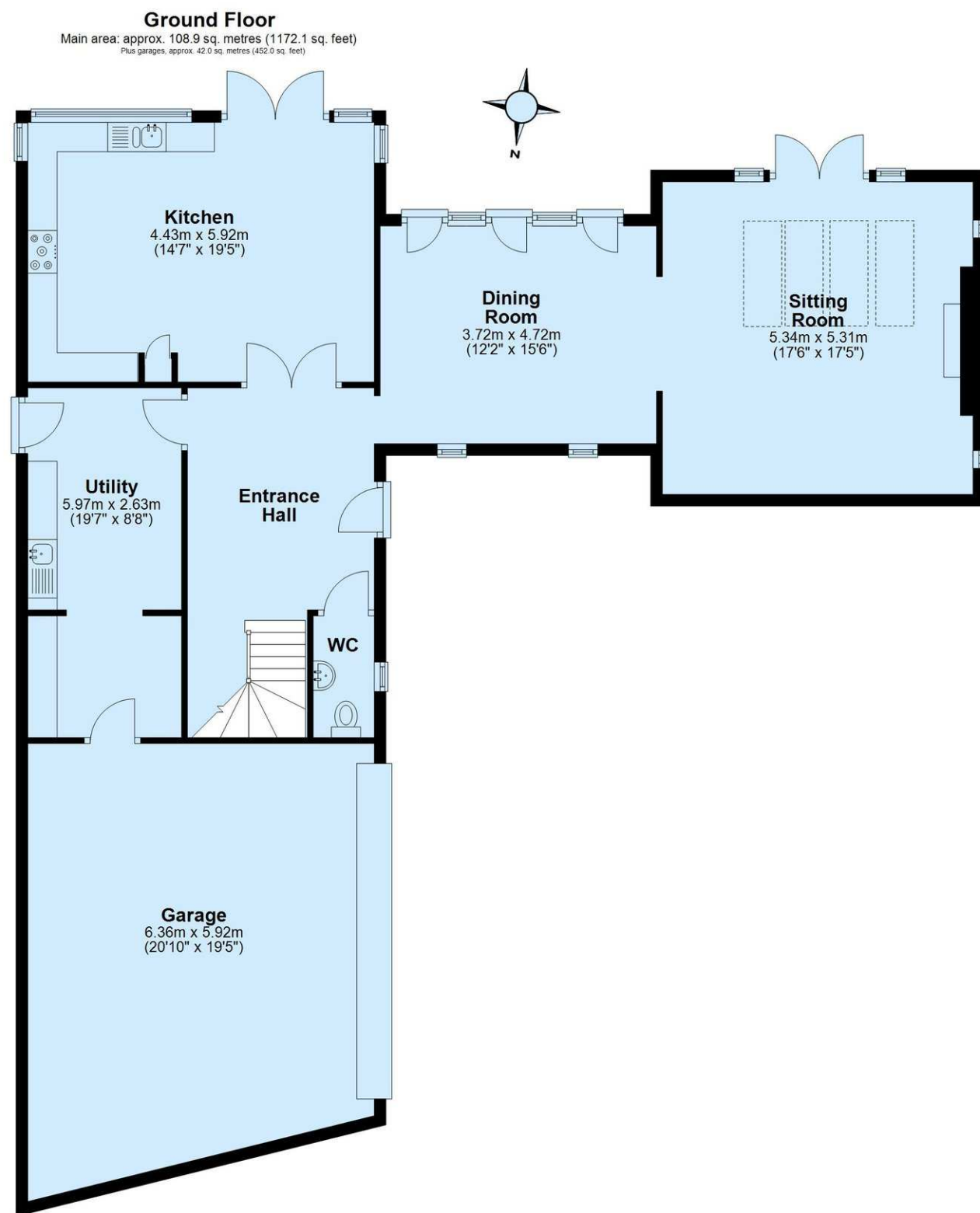
All items in the written text of these particulars are included in the sale. All  
others are expressly excluded regardless of inclusion in any photographs.  
Purchasers must satisfy themselves that any equipment included in the sale of  
the property is in satisfactory order.

Please note: No holiday letting permitted.



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.

# FLOOR PLAN



Main area: Approx. 232.2 sq. metres (2499.8 sq. feet)  
Plus garages, approx. 42.0 sq. metres (452.0 sq. feet)





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