

FLAT 5, HERON CREEK NEWTON FERRERS



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Flat 5 | Heron Creek | Newton Ferrers | Devon | PL8 1BJ

With the water just a few minutes walk away through the lawned communal garden, Flat 5 at Heron Creek offers a rare opportunity for anyone looking to retain a foothold in the village or downsize and enjoy a central location in the heart of this popular South Hams village. The open plan sitting room, with bay window overlooking the garden and sun terrace is well zoned with the dining area and kitchen located in the rear of the room. The master bedroom and bathroom both lead off from the welcoming central entrance hall, with a separate loo and a useful store room accessed via the bathroom.

Being the garden apartment, one of the attractions of this home is the private sun terrace that overlooks the mature and well stocked garden and lawns across to the delightful river views beyond. There is 1 allocated parking space in the communal driveway.

Newton Ferrers is on the northern slope of the beautiful estuary of the River Yealm within the South Devon Area of Outstanding Natural Beauty. The village, together with the adjoining community in Noss Mayo, has a range of amenities which include two churches, primary school, post office, Cooperative store, chemists, The Dolphin, The Swan and The Ship pubs and a very active yacht club. Fine cliff top, river, woodland and coastal walks, lead from the village, on part of the South West Coast Path.

With a wonderful connection and outlook over the established, communal garden and enviable water and woodland views - this characterful, converted apartment offers a great opportunity for those looking to downside or acquire a 1 bedroom bolt hole in these sought after twin estuary villages that enjoy great yachting and water sport credentials. Allocated parking space.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon,
PL8 1AT



Property Details

Services:	Mains water, gas and drainage. Night stored heaters. Immersion heater.
EPC Rating:	Current: 47 Potential: 80 Rating: E
Council Tax:	Band D
Tenure:	Leasehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Characterful 1 bedroom apartment
- Glorious views over the River Yealm
- Direct access to communal garden
- 1 bedroom, bathroom and store room
- Water views from all principal areas
- Central village location
- Off road parking, 1 allocated parking space
- 999 year lease from 2010

Fixtures & Fittings

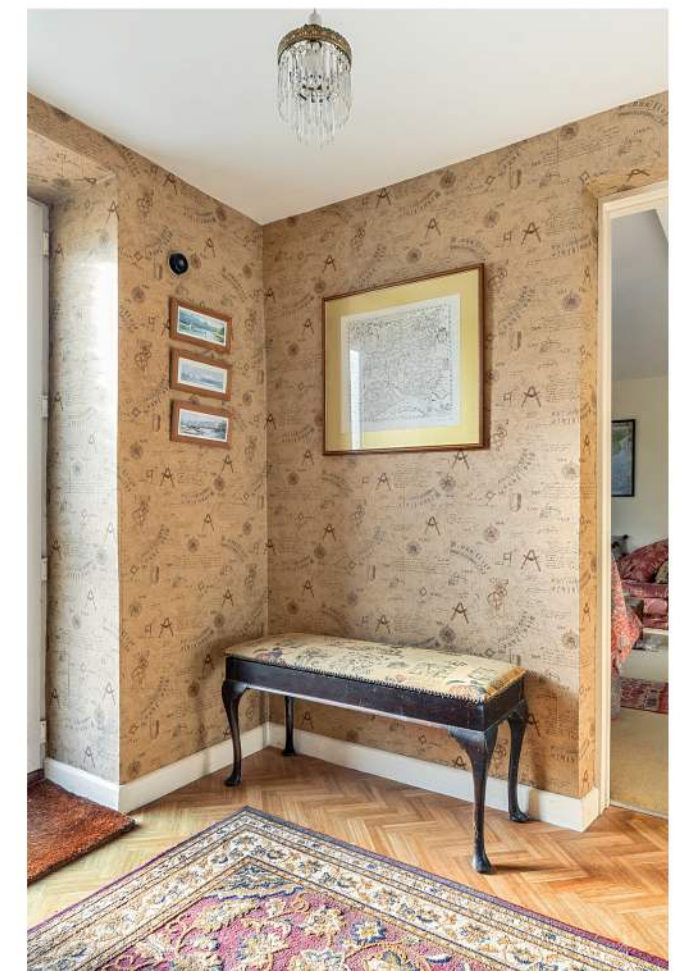
All items in the written text of these particulars are included in the sale.
All others
are expressly excluded regardless of inclusion in any photographs.
Purchasers must satisfy themselves that any equipment included in the
sale of the property is in satisfactory order.

Directions

On the A379 Plymouth to Kingsbridge road at Yealmpton take the
B3186 signposted for Newton Ferrers. Stay on this road passing the
church on the right and continue down into Yealm Road. Keep driving
along this road, towards the harbour and the driveway for Heron Creek
is on the left hand side on a slight curve in the road.

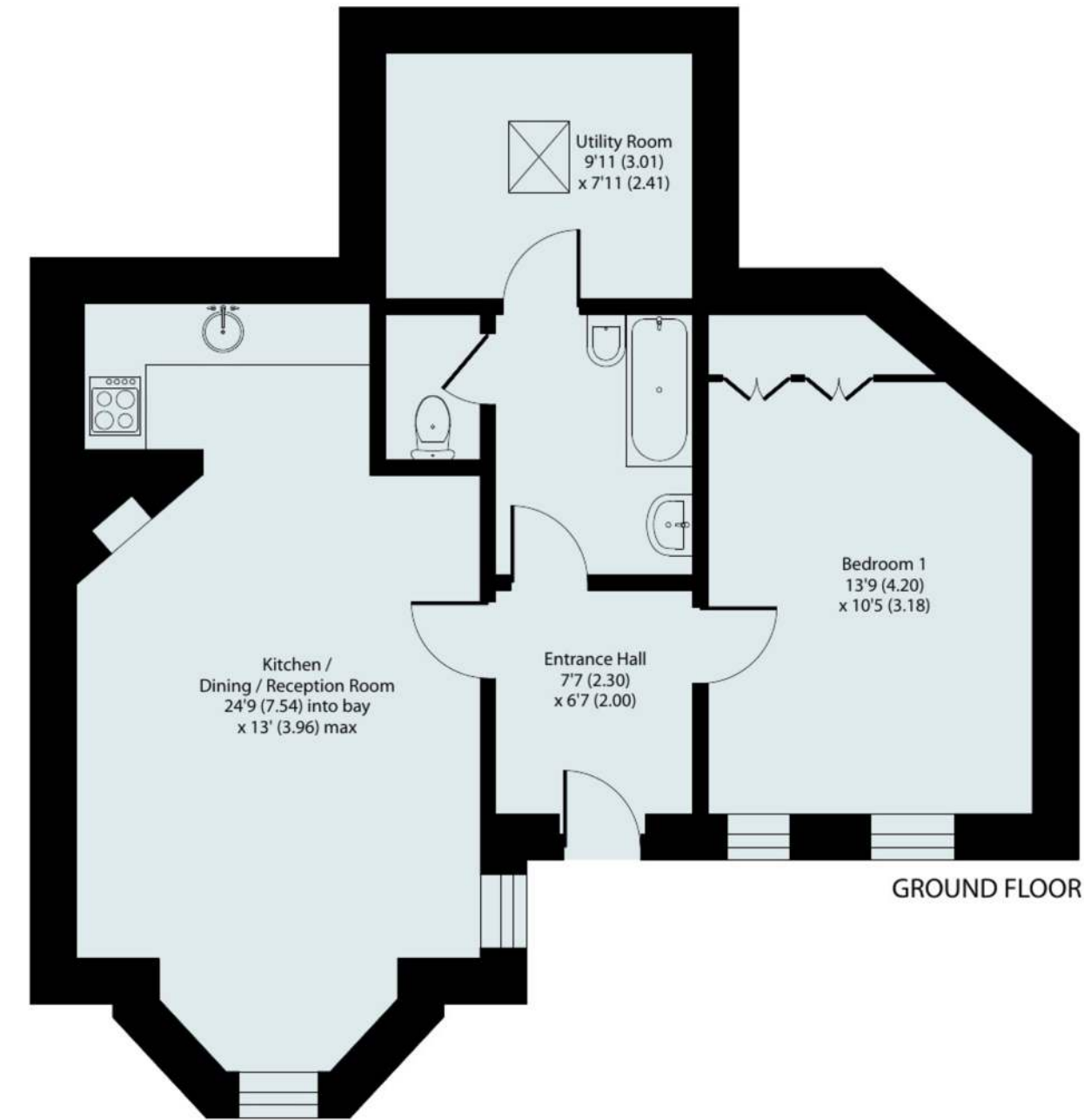
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton
Ferrers Office.
Tel: 01752 873311



Floor Plans

Approximate Area = 651 sq ft / 60.4 sq m
For identification only - Not to scale



in accordance with RICS Property Measurement 2nd Edition, Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Ltd. REF: 1216142



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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.