



## 5 Furzey Close

Thurlestone, Kingsbridge, Devon, TQ7 3NP

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS







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This fine Edwardian building was originally in the style of a hunting lodge, and occupies an ideal position in the very heart of Thurlestone within walking distance of the local shop, hotel, golf course and beaches. The house and adjoining buildings have been converted into five apartments

No.5 is a nicely presented ground floor apartment which benefits from a bright southerly aspect and comprises of a spacious sitting room with window to the side and French doors opening to a patio seating area where you can relax and enjoy the views of the communal gardens. There are two double bedrooms, bed 1 also has French doors onto the patio, window to the side, built-in wardrobes and en-suite bathroom with shower above the bath. Bed 2 is to the rear and has an en-suite shower room. There's a well-equipped kitchen with plenty of base and wall units fitted with integrated appliances. The apartment also has the benefit of a garage and ample parking.

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the South West Coast Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll takes you across to Thurlestone Sands with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, pub and church. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools and there is a fine 18-hole links golf course. The nearby market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools and churches.

#### KEY FEATURES

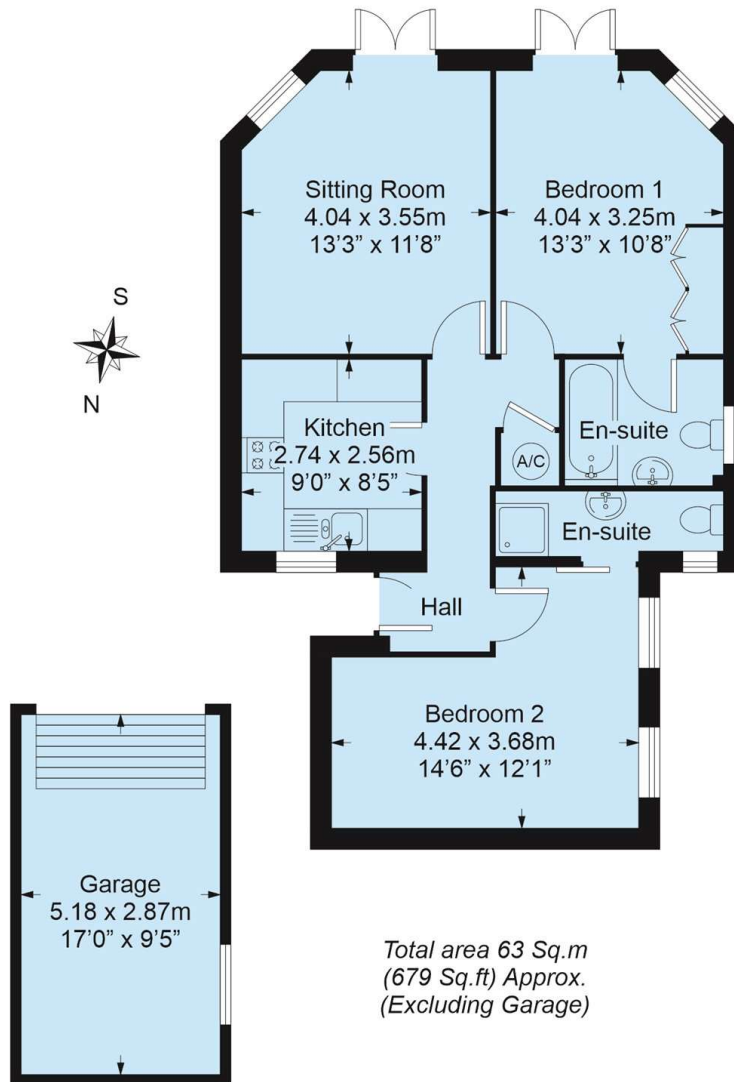
- Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Garage and off street parking
- Central Village Location
- Communal Gardens

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC F | COUNCIL TAX | TENURE

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NB. This Floor Plan is for illustrative purposes only,  
all dimensions are approximate.



#### DIRECTIONS

From Kingsbridge take the Salcombe Road passing through the village of West Alvington. Turn right at the signpost for Plymouth (A379) and Thurlestone, and right again at the end of the lane. Turn left at the next sign for Thurlestone and follow this road into the village. Continue down the hill, passing the Thurlestone Hotel. The entrance to Furzey Close will be seen on the left, almost directly opposite the village store/post office.

#### 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.

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