

I CREEK END, SOUTH POOL KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

I CREEK END

Situated on a large plot in an elevated position on the outskirts of this sought after village overlooking the Creek we bring to the market this semi-detached 3 bedroom property.

The property which is in need of modernisation presently comprises entrance lobby, hall with storage and stairs to the first floor. A fitted kitchen with floor and wall units, Rayburn, built-in storage and hatch through to the sitting room. The large sitting room has views over the front garden and down to the Creek. There's a feature stone fireplace and sliding glazed doors opening to the garden. Off the kitchen is a utility with door out to the side of the property, a cloakroom, store cupboard and a second utility/workshop.

Upstairs there are three bedrooms, a bathroom and a storage cupboard on the landing.

The sloping gardens which are mainly laid to lawn are bound by hedging with some established shrubs and bushes. There is a level area off the sitting room, ideal for sitting and taking in the views. There is also a large garden store and a greenhouse.

The property also has an allocated parking space in the residents only parking area.

Devon restriction applies.

Potential to extend subject to planning.

South Pool is one of the most charming and sought after villages in the South Hams. It lies at the head of a beautiful creek, navigable for a few hours around high tide to the rest of the Salcombe Estuary. The village has a highly popular pub, The Millbrook Inn, a 13th century church, and a lively local community.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college.

Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.



PROPERTY DETAILS

Property Address

1 Creek End, South Pool, Kingsbridge, Devon TQ7 2RN

Services

Mains electricity, water and drainage. Solid fuel and wood Rayburn for cooking and hot water.

EPC Rating - Band G

Current: 14, Potential: 65

Council Tax - Band C

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

Key Features

- Semi-detached property
- In need of modernisation
- Fantastic views down to the Creek
- Large garden
- Allocated parking space
- Devon restriction applies
- Sought after village location

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

what3words - massing.nipping.seriously

From Kingsbridge take the A379 coastal road passing through the villages of West and East Charleton.

In Frogmore take the right-turn over the bridge, signposted South Pool 2. Follow this road in to the village, go past the Millbrook Inn, then when you see the red phone box turn right, follow this lane to the end where you will see residents parking for No.s 1- 6 Creek End.

Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth 13 miles (distances are approximate)

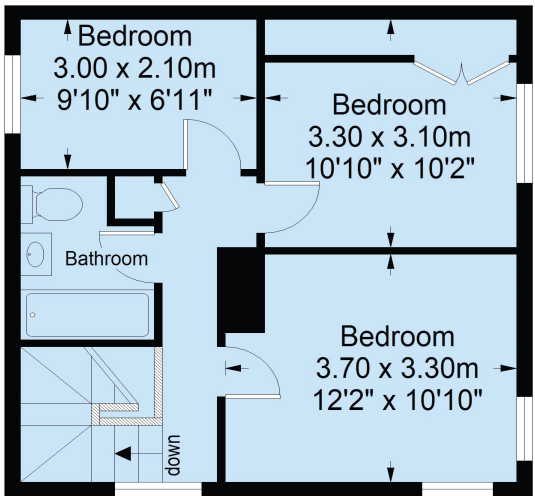
Viewing

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

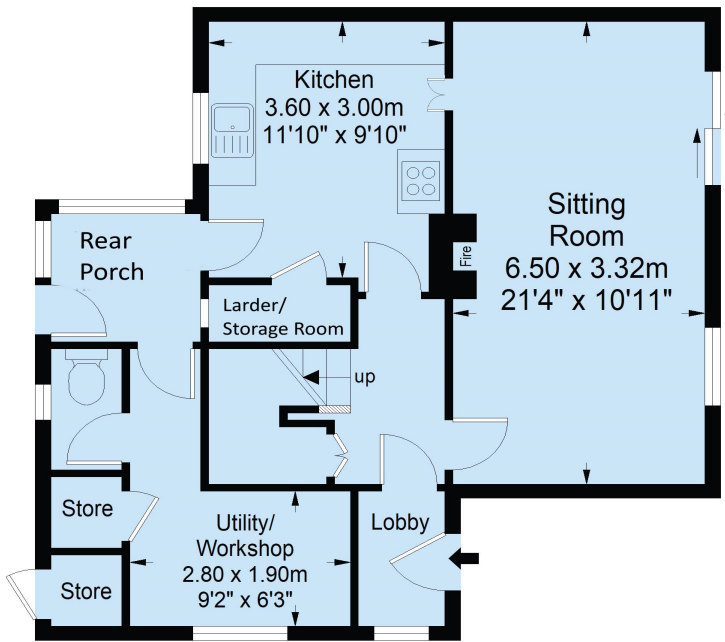


FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor



Ground Floor

Total area 99.50 Sq.m
(1071 Sq.ft) Approx.

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