

STAGS

The Mallards

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Slapton, Kingsbridge, TQ7 2QT

A beautifully presented detached house with an attractive landscaped garden and delightful views over the South Hams village of Slapton.

- Chain Free
- Sitting Room with Wood Burning Stove
- Two Further Double Bedrooms
- Delightful Garden & Integral Garage
- Gated Driveway with Parking for Multiple Vehicles
- Entrance Hall & Dining Hall
- Large Master Bedroom
- Three En-suite Bathrooms
- Freehold - Council Tax Band E
- Attractive Kitchen with Integral Appliances

Guide Price £975,000

Slapton is one of the prettiest and most desirable villages in the South Hams and is almost equi-distant between Kingsbridge and Dartmouth. The village has a thriving local community along with a pub, general village shop, village hall, chapel and C13th church. Further amenities, restaurants and super markets/shopping facilities can be found in both Kingsbridge and Tones, along with direct railway links to London Paddington from Totnes. The Mallards is a wonderful home offering versatile and flexible accommodation set traditionally over two floors. The ground floor entrance hall gives access to the garage, cloak room and dining hall which is flooded with natural light from the impressive floor to ceiling windows and the stylish galleried Mezzanine landing. The dining hall in turn leads through to an attractive, high specification kitchen with integral appliances and the generous sitting room with bio fold doors out to the garden and a modern wood burning stove. A rear hallway from the kitchen gives access to the ground floor bedroom with En-suite, storage cupboard with boiler and door to garden. Stairs rise from the dining hall to the spacious landing – perfect for a reading/study area with doors to two double bedrooms, both with En-suite facilities. External benefits include a gated gravel driveway with garage and adjacent parking and an enclosed level garden with a variety of mature plants, shrubs and level lawn overlooking the village.
Services - Mains Electric & Water/Drainage. Under floor heating to ground floor, Oil Fired Central Heating, Wood Burning Stove & Solar Panels. The latest data available at Ofcom, suggests superfast broadband is available at the property.

















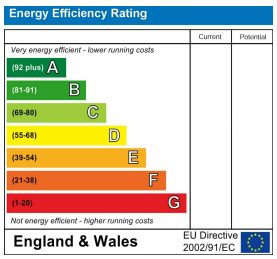


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 2013 sq ft - 187 sq m
(Including Garage)
Ground Floor Area 1390 sq ft – 129 sq m
First Floor Area 623 sq ft – 58 sq m





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