

18 MEAD LANE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

18 MEAD LANE

Description

This spacious, south-facing ground-floor apartment offers an inviting blend of comfort and practicality. The apartment which would benefit from some updating comprises of a large entrance hall with built-in storage cupboards, a generous sitting/dining room filled with natural light which is ideal for relaxing or entertaining. The fully fitted kitchen has plenty of floor and wall units with integrated appliances and is complemented by a separate utility room, adding valuable storage and functionality. There are two good size double bedrooms, the rear bedroom has a sink/vanity unit and both have fitted wardrobes. Completing the interior is a bathroom and separate cloakroom.

Outside, there are front and rear gardens with patio seating areas for enjoying the fresh air and taking in the views, while a garage and additional parking ensure convenience for residents and guests.

The apartment is located next to the footpath which leads to the back of the hotel/shop/village store making easy access to local amenities and the beach.

Set in a desirable position, the property also benefits from wonderful sea views, creating a calm and scenic backdrop to everyday living.

Situation

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, church, and the 16th century Village Inn. 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.

Directions

what3words - gear.dignify.warriors

From Kingsbridge take the Salcombe Road out of town passing through the village of West Alvington. Turn right at the signpost for Plymouth and Thurlestone, continue to follow the signs for Thurlestone. When you reach the village, take the 1st left turn into Court Park, follow this road round and down the hill to the end of the lane. Go over the cattle grid then take the first right into Mead Lane where No.18 will be found towards the end of the cul-de-sac on the right.



PROPERTY DETAILS

Property Address

18 Mead Lane, Thurlestone, Kingsbridge, Devon TQ7 3PB

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 boiler.

Annual service charge paid to a property maintenance company who look after the estate. £155.00 was paid in June 2025.

EPC Rating

Band E. Current: 52, Potential: 74

Council Tax Band - E

Tenure

Freehold

Authority

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

Key Features

- South facing ground floor apartment
- View to the coast and surrounding countryside
- Two double bedrooms
- Spacious sitting/dining room
- Kitchen and separate utility
- Bathroom and cloakroom
- Front and rear gardens
- Garage with parking in front
- Would benefit from some updating

Fixtures & Fittings

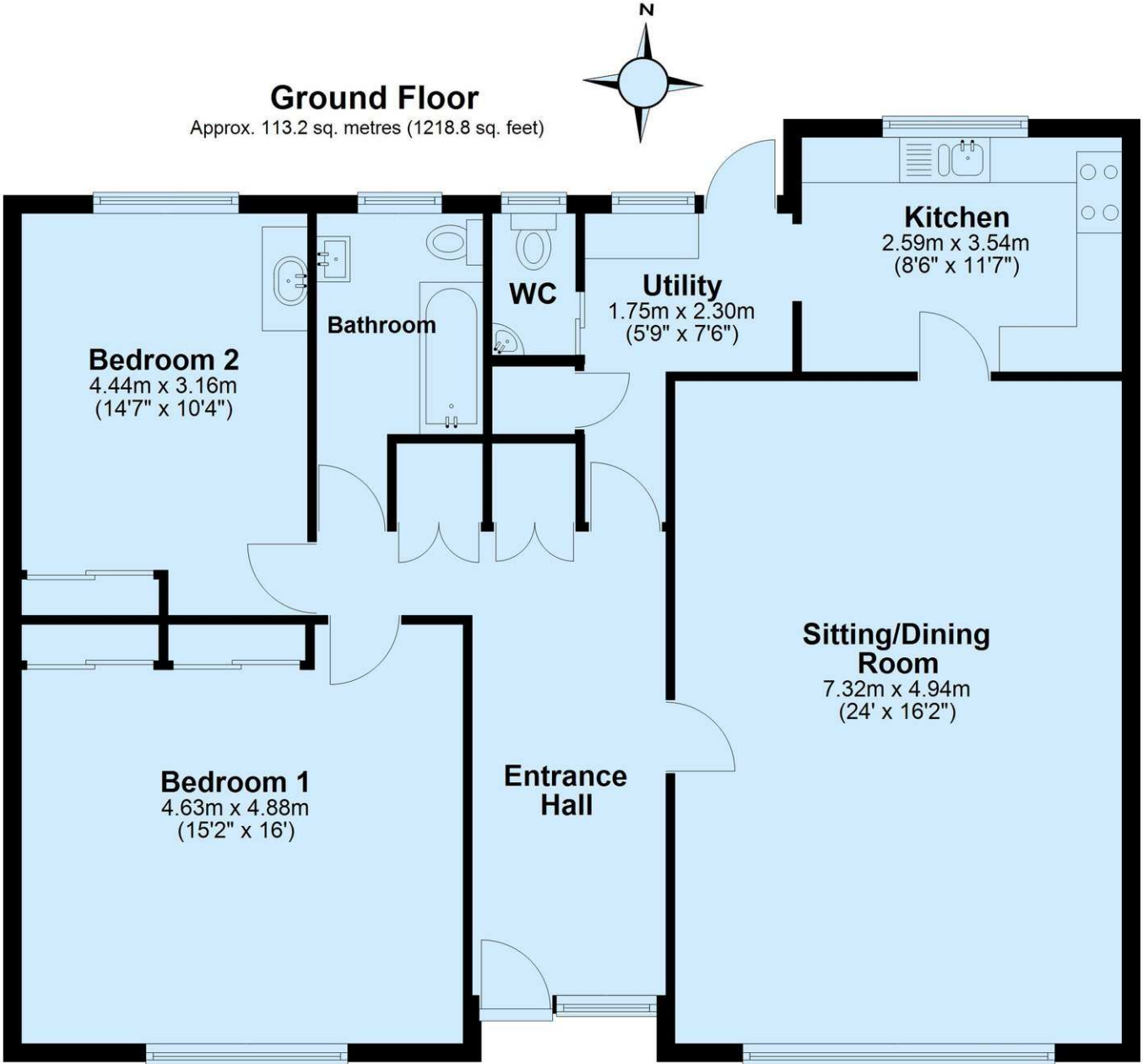
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

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.