

2, Pickwick Cottages

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St. Anns Chapel, Kingsbridge, Devon TQ7 4HQ

Bigbury-on-Sea 2.5 miles, Modbury 4 miles, Kingsbridge 7 miles

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A superbly presented 3 bedroom end of terrace property, with open-plan living/dining room, well-fitted kitchen, master bedroom with en-suite shower room. Low maintenance paved gardens, parking and within a couple of miles of the beach.

- Superbly presented end of terrace property
- 3 double bedrooms
- Master with en-suite
- Low-maintenance courtyard garden
- Allocated parking
- Close to the beach
- Freehold
- Council Tax band D

Offers In Excess Of £400,000

SITUATION

St Anns Chapel is a small hamlet that boasts a great community and is set within an area of outstanding natural beauty with an excellent general store offering a wide range of local produce. The road in front of the terraces has recently been closed to traffic and is now for pedestrian use only. The Pickwick Inn is also in the centre of the village. Within a few minutes drive is the lovely beach at Bigbury-on-Sea along with the iconic Burgh Island Hotel. This area also offers wonderful coastal recreational facilities and lots of lovely walks. The Georgian town of Modbury is some 4 miles to the North whilst Kingsbridge is around 7 miles away and offers an excellent and varied range of shops, services and facilities. Salcombe is also within easy reach, as is the A38 at Ivybridge with its dual carriageway links to Plymouth and Exeter or access to Dartmoor.







DESCRIPTION

A superbly presented 3 bedroom end of terrace property located in the heart of this desirable location which would be ideally suited as a second home, a turn key investment opportunity or like the current vendors as a full-time home within a great community. The property is approximately 14 years old yet has the feeling of a traditional cottage with much charm and warm feeling. With the recent pedestrianised road at the front, additional parking and reduced traffic noise has enhanced the property considerably.

ACCOMMODATION

When entering the property you are greeted by a light, well-proportioned open-plan sitting/dining room with solid oak flooring and a wood burning stove, from here there is a door into the well fitted kitchen, overlooking the rear garden, with integrated appliances oven, hob, dishwasher and fridge freezer. Study/Bedroom 3 also has solid oak flooring and is located on the ground floor, along with a cloakroom. Upstairs there are two double bedrooms, the master benefits from views over village, surrounding countryside and with distant views to the sea. En-suite shower room. The family bathroom is complete with a contemporary suite including bath with shower over, WC and wash hand basin.

OUTSIDE

There is an enclosed courtyard to the front and to the rear a low maintenance pretty patio garden that is bounded by attractive stone walls, with great seating areas along with a useful garden shed and laundry room. There is allocated private parking for 1 vehicle plus visitors parking, in a shared private car park to the rear of the property.

SERVICES

Mains electric, water and drainage with electric heating with Economy 10. According to Ofcom there is good mobile reception and standard broadband available at this property.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge office. Tel: 01548 853131.

DIRECTIONS

From Kingsbridge, take the A379 towards Plymouth. Proceed past Aveton Gifford and, after a further two miles or so, turn left at Harraton Cross and follow this road into St Anns Chapel. In the middle of the village, turn right before the pub and to go through the Pickwick Inn car park to the 'private' parking area for the property.

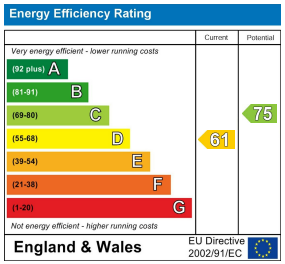






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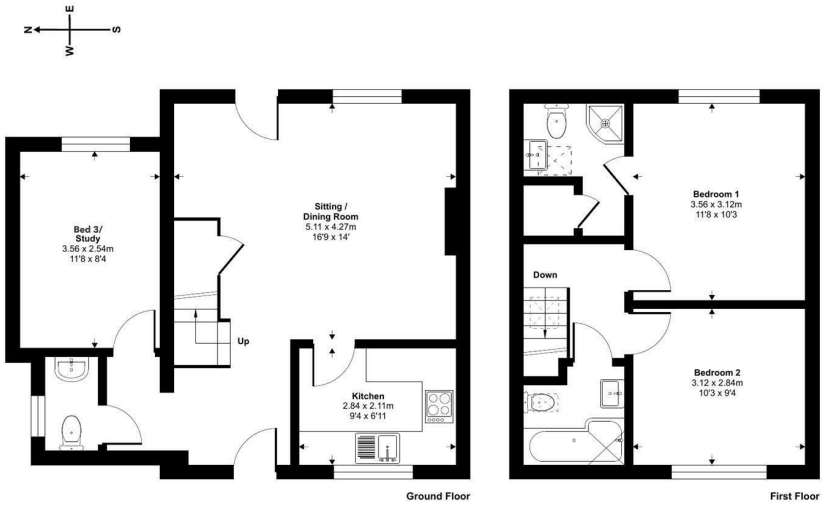
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TQ7 1JD

kingsbridge@stags.co.uk

01548 853131

Approximate Area = 871 sq ft / 81 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Stags. REF: 815052