



3 Avon Quillet, Folly Hill
Bigbury on Sea, Kingsbridge, Devon, TQ7 4AR

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





Guide Price: £625,000

DESCRIPTION

This impressive ground floor apartment offers the perfect waterside retreat, showcasing one of the finest coastal views in the area. Beautifully presented throughout, it features two bedrooms, a modern shower room, and a superb open-plan living area with sliding doors opening onto a generous sun terrace. The apartment also benefits from its own private entrance, an allocated parking space, visitor parking, and shared steps providing direct access to the beach.

ACCOMMODATION

From its private entrance, the inner lobby offers a useful storage cupboard and leads into the superb open-plan living space, where striking patio doors perfectly frame the extraordinary coastal view. The kitchen is fitted with an array of matching base and wall units, space for appliances, and a convenient breakfast bar. The living area offers ample room for both seating and dining, all while enjoying the exquisite outlook.

Bedroom 1 enjoys a rear aspect with coastal views and fitted wardrobes, while Bedroom 2 features a front aspect and also includes fitted wardrobes. The modern shower room is well-appointed with a corner shower, WC, and basin.

OUTSIDE

A standout feature of this apartment is the rear terrace — ideal for alfresco dining or simply unwinding while taking in the captivating sea and coastal views. Residents enjoy communal access via cliffside steps leading directly down to the beach. The apartment includes an allocated parking space in the nearby parking area adjacent to Avon Quillet, along with an additional visitor space.

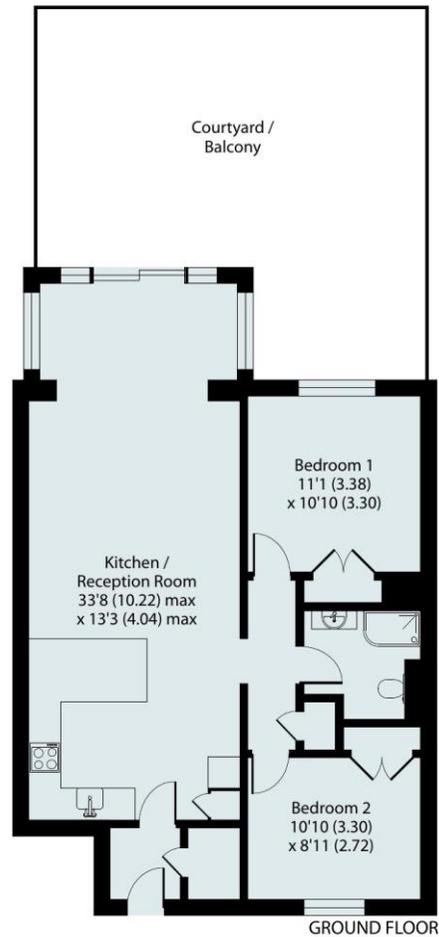
KEY FEATURES

- Exceptional panoramic coastal and sea views
- The ideal waterside retreat
- A generous sun terrace
- Two bedrooms with open plan living
- Well-presented ground floor apartment
- Private entrance
- Allocated parking space
- No onward chain

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC D | COUNCIL TAX BAND E | TENURE SHARE OF FREEHOLD

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Approximate Area = 839 sq ft / 78 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Marchand Petit Ltd. REF: 1302461

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	72 C
39-54	E		
21-38	F		
1-20	G		

SERVICES

Mains electricity, mains water and private drainage. Electric panel heaters.

LOCAL AUTHORITY

South Hams District Council. Council Tax Band E.

TENURE

Leasehold apartment with a Share of Freehold. 999 years from 1st September 1991. Avon Quillet Management Company.

LOCATION

Bigbury-on-Sea is a beautiful coastal village renowned for its large expanse of sandy beach, with a causeway formed at low tide leading to the iconic Burgh Island. Nearby there is a good range of amenities and shops in the market town of Kingsbridge and the Georgian town of Modbury. Wonderful cliff top and coastal walks as well as other beaches and coves can be found nearby, along with sailing at Salcombe and Newton Ferrers. There is an 18 hole golf course at Bigbury and a further 18 hole golf course at Thurlestone, with Dartmoor National Park several miles to the north.

DIRECTIONS

Turn right off the A379 Modbury/Kingsbridge Road about a mile and a half out of Modbury at Harraton Cross, signposted Bigbury on Sea. Continue to follow the signs to Bigbury on Sea passing through Bigbury village. After passing the Golf Club on the left, follow the road towards Bigbury on Sea itself. On passing a long stone barn on your left and as you descend the hill Avon Quillet is the next property on your left with parking just before you reach the property.

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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