



FLAT 2 BEECHWOOD HOUSE
KINGSBRIDGE, DEVON TQ7 1RR


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

FLAT 2 BEECHWOOD HOUSE

This is a well-presented and extremely spacious first floor apartment in a peaceful part of town with approximately 1044 sq.ft of accommodation and lovely views over town and open countryside.

The apartment has its own private entrance and inside comprises good size entrance hall with two built-in storage cupboards, a kitchen/dining room with ample fitted floor and wall units and plenty of space for a dining table and chairs in front of the sliding doors opening onto the balcony. The sitting room is dual aspect and also has sliding doors opening to the balcony which runs the length of the property and is a fantastic place to sit, relax and enjoy the peace and quiet whilst taking in the views. There are 2 double bedrooms, the principal has en-suite facilities and the second bedroom benefits from built-in wardrobes with vanity unit and sink. There is a separate shower room and a very useful utility room.

The property also has the added bonus of two private parking spaces, ensuring convenience for owners.

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

Services

Mains electricity, water and drainage. Night storage heaters and electric fire.
Service/Maintenance Charge - to be confirmed.

EPC Rating C - Current: 76, Potential: 76

Council Tax - Band C

Tenure - Leasehold - 999 years from July 2003.
Service/maintenance charge to be confirmed.

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

Key Features

- Spacious 1st floor apartment
- Kitchen/diner and separate utility room
- 2 double bedrooms
- Shower room and en-suite
- Dual aspect sitting room
- Full length balcony
- Two parking space
- Lovely views over town and countryside

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 - otherwise.engraving.piles

From our offices in Fore Street, turn right into Duncombe Street and right again into Church Street. At the bottom of Church Street fork left into Ebrington Street (where the antique shop is), then take the first turning left into Saffron Park. Follow this road up the hill and continue on into Beechwood Drive, the driveway into Beechwood House is on your left-hand side just before you reach the end of the cul-de-sac.

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

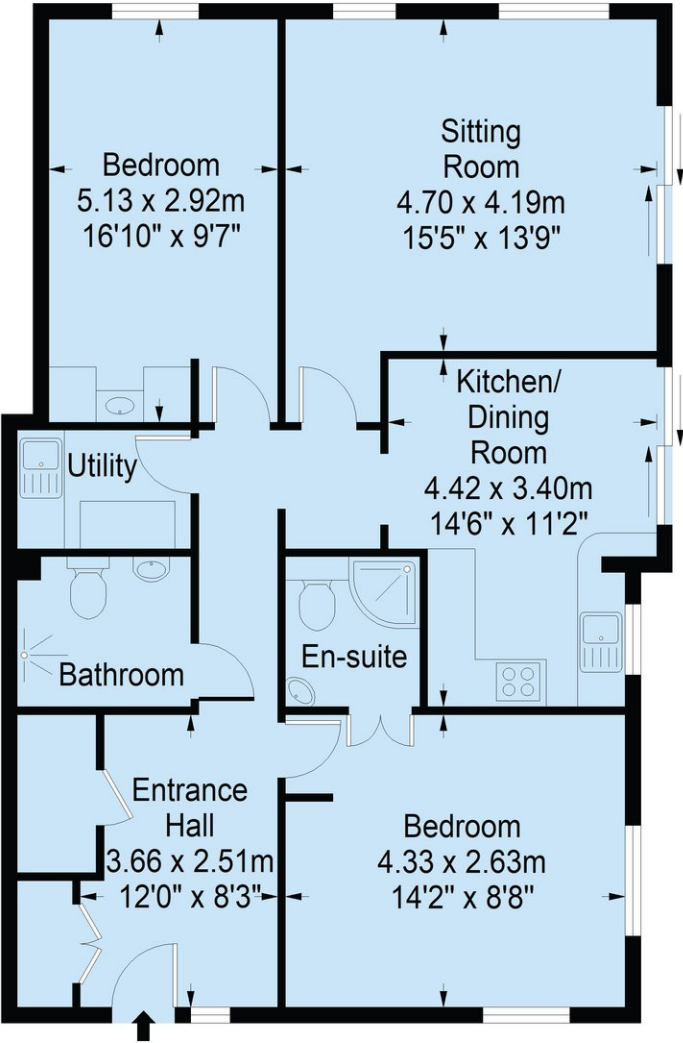
Viewing

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.



Ground Floor

Total area 97 Sq.m
(1044 Sq.ft) Approx.



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