



**Shadycombe, East Prawle**  
Kingsbridge, Devon TQ7 2BY

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## Shadycombe, East Prawle

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A spacious detached bungalow which would benefit from a bit of updating nestled in the heart of this picturesque village.

The property offers a spacious interior which is flooded with natural light comprising entrance hall with built-in storage cupboards, three bedrooms, two doubles and one single, a kitchen, sitting room with stone fireplace, fully tiled bathroom with electric shower above the bath and a separate shower room with electric towel rail.

Outside you have driveway parking in front of the garage and a good-size wraparound garden with established shrubs and plants.

The central village location ensures easy access to local amenities while enjoying a tranquil countryside setting, ideal for families or those seeking a serene lifestyle.

East Prawle is Devon's southernmost village, just inland from Prawle Point, close to some truly spectacular and beautiful coastal scenery and a number of remote beaches and coves. The village itself has a very good pub, popular with the locals and a seasonal café and shop (closed in winter). It's a short drive from the market town of Kingsbridge where there is a good range of shopping and other amenities. Also, nearby is the estuary harbour and sailing centre of Salcombe, which can be approached via passenger ferry from East Prawle's neighbouring village East Portlemouth.

### KEY FEATURES

- Detached bungalow
- Would benefit from updating
- Spacious interior
- Modern bathroom and separate shower room
- Garage and driveway parking
- Wraparound garden
- Central village location

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - D | COUNCIL TAX - D | TENURE - Freehold

**SERVICES** – Mains electricity, water and drainage. UPVC double glazing throughout.

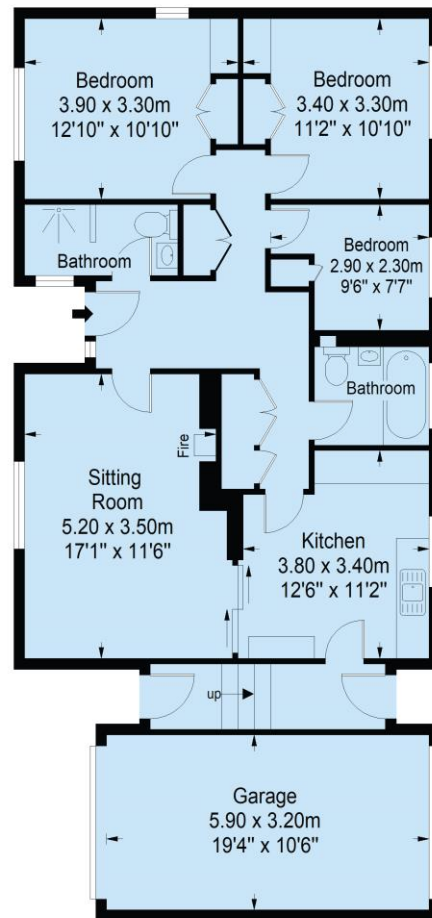
**VIEWING** - Very strictly by appointment only through Marchand Petit (Kingsbridge office)

Tel: 01548 857588.

Marchand Petit, 94 Fore Street, Kingsbridge, Devon, TQ7 1PP Tel: 01548 857588

kingsbridge@marchandpetit.co.uk [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Ground Floor

Total area 109.16 Sq.m  
(1175 Sq.ft) Approx.  
(Including Garage)



#### DIRECTIONS

**What3words - converged.danger.stunner**

From Kingsbridge take the A379 coastal road towards Dartmouth. After about three miles, and in the centre of the village of Frogmore, turn right over the bridge following signs for East Prawle. Proceed along this road for about one mile then turn left, signposted East Prawle. On entering the village you'll go past the pond on your right-hand side, carry straight on then turn left at the Parish Community Hall then first right where you'll find the property on your right-hand side.

#### 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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