

4 SHEPLEGH COURT BLACKAWTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

4 SHEPLEGH COURT

4 Sheplegh Court is a beautifully presented two bedroom apartment situated on the second floor of a wonderful country house, just a short drive from the charming River Dart town of Dartmouth, which would make an ideal holiday retreat, permanent home or investment.

Sheplegh Court is a substantial period property set within approximately 20 acres of peaceful, landscaped grounds. Originally the site of a former monastery, the property was thoughtfully converted in the 1980s into a collection of spacious apartments and cottages, all of which benefit from a good range of communal facilities.

The apartment itself retains its period feel and offers a wonderful combination of character and comfort with really pretty views across the surrounding grounds. The accommodation includes an entrance hall, a light and spacious open plan living and dining room, a stylish, well fitted and well-appointed kitchen with a good range of base and wall units and integrated appliances, two bedrooms and a modern family bathroom.

Outside, the property also benefits from an allocated parking space, as well as guest parking.

Residents of Sheplegh Court enjoy exclusive access to a range of communal amenities. These include both indoor and outdoor heated swimming pools, a sauna, a snooker room, a tennis court, a communal laundry room, and extensive grounds featuring lawns, wooded areas, and walking paths.

Located close to the attractive village of Blackawton, which offers a strong community spirit, a church, a popular local pub, and a highly regarded primary school, the property is also within easy reach of Dartmouth. This historic town provides a wide range of shopping and marina facilities and sits at the mouth of the picturesque River Dart, well known for sailing and home to the Britannia Royal Naval College. The market town of Totnes lies around nine miles to the north and provides mainline rail links to London, with a journey time of approximately three hours. Nearby attractions also include Dartmouth Golf & Country Club and Woodlands Leisure Park.

4 Sheplegh Court offers an opportunity to own a comfortable home in one of South Devon's most scenic and peaceful rural settings.



PROPERTY DETAILS

Property Address

4 Sheplegh Court, Blackawton, Totnes, Devon, TQ9 7AH

Mileages

Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles. All mileages are approximate.

Services

Mains Electricity, Private Spring Water Supply, Private Drainage. Electric heaters

EPC Rating

Current: 59, Potential: 74

Council Tax Band

C

Tenure

Leasehold 999 years from January 1998

Service Charge

£3500 per annum

Authority

South Hams District Council

Key Features

- Charming 2 Bedroom Apartment
- Quiet Rural Position
- Gorgeous Extensive Grounds
- Beautifully Presented Throughout
- Allocated Parking & Guest Parking
- Indoor and Outdoor Swimming Pools & Tennis Court

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

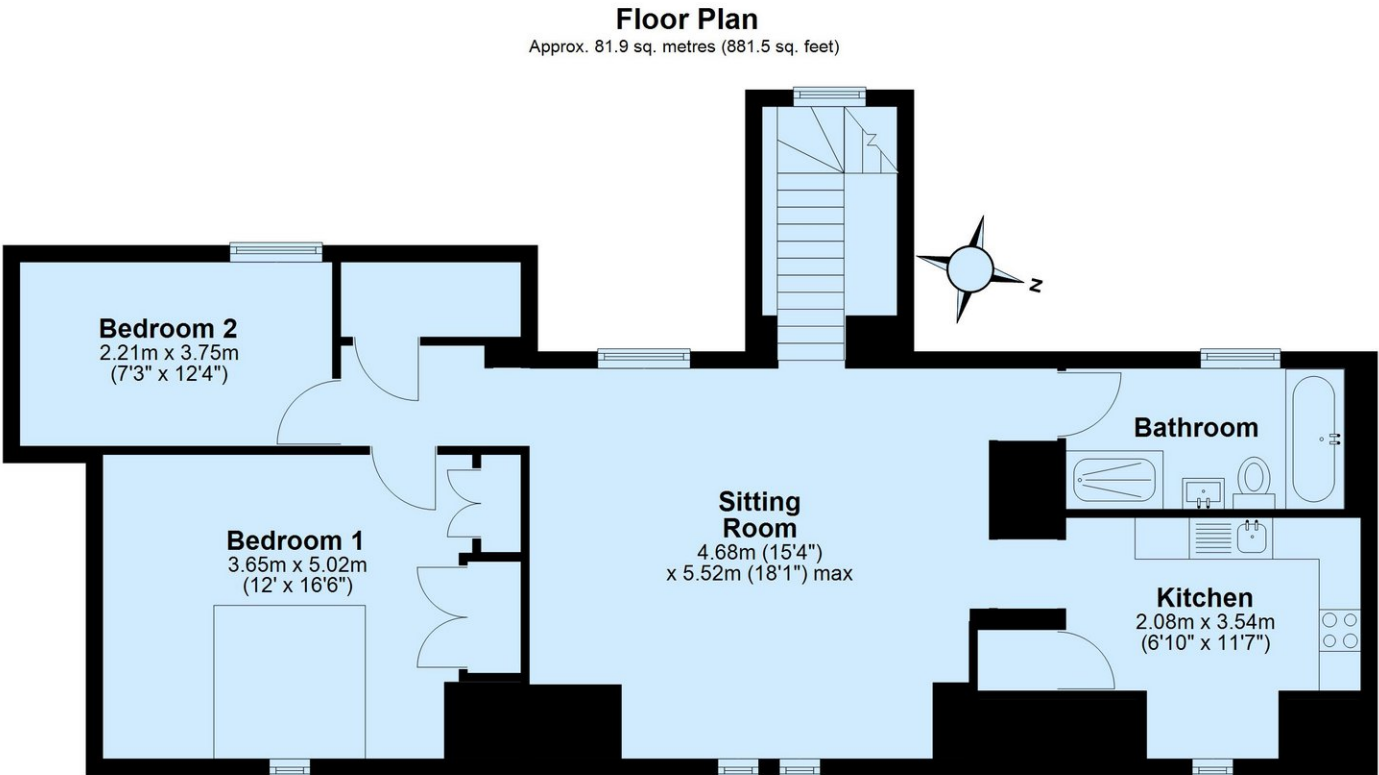
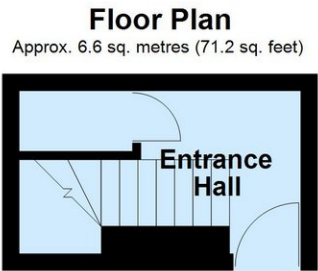
From Dartmouth follow the A3122 towards Totnes. After passing Gardentime Garden Centre on your left hand side take the next left hand turn signposted Blackawton. Continue straight along this road and at Cotterbury Cross turn right signposted Bow and Millcombe, continue along this road, down the hill and over a small bridge. Continue up the hill and the stone entrance to Sheplegh Court will be seen on the right hand side. Continue on the drive past the main house and the car park is on the right hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



FLOOR PLAN



Total area: approx. 88.5 sq. metres (952.7 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.