



CHARLES  
HEAD



## GOLDINGS

South Milton, Kingsbridge, South Devon

£295,000

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Village setting, southerly country views and 1 ½ miles from the beaches sounds marvelous, well that is just what this spacious bright first floor three bedroom apartment has to offer. Situated in the centre of the village of South Milton the apartment is one of three having far reaching views over the countryside which may be enjoyed from the large terrace which attracts the sun through the day. The peaceful much sought after village has a friendly community and popular village hall whilst being convenient to many parts of the South Hams. 1 ½ miles from the cottage is the sea and South Milton Sands with the famous Thurlestone Rock from where the South Devon Coast Path provides walks over the cliffs to Hope Cove in the south and Bantham in the north at the mouth of the River Avon.

The nearby village of Thurlestone which offers an 18 hole golf course, sub-Post Office Store, 4\* Hotel and Village Inn is approximately two miles. The town of Kingsbridge with shopping centre, commercial, educational, health and sports facilities is approximately three miles. The well known sailing centre of Salcombe is approximately five miles.

The building is mainly of traditional blockwork and timber frame construction under a steeply sloping slate and flat roof. The oil centrally heated and PVCu double glazed bright and airy accommodation benefitting from the varied village and country views comprises:

## On the Ground Floor

**Entrance Hallway**, shared with the second floor apartment and staircase to the First Floor.

## On the First Floor

**Landing**, doors to the two apartments.

**Dining Hall**, with patio doors opening to the decked terrace, desk in recess, coats cupboard, airing cupboard containing the Megaflo mains pressure hot water cylinder fitted with an electric immersion heater, two radiators, TV and telephone points, wood laminate flooring. Open to:

**Lounge**, with double patio doors opening to the decked terrace, bookshelf recess, radiator, TV and telephone points, wall lights.

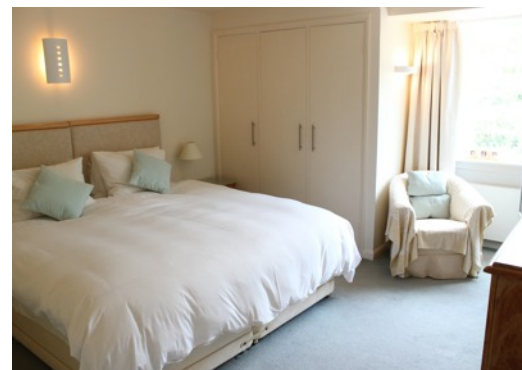
**Kitchen**, affording country views over the terrace with a range of granite working surfaces, granite and tiled surrounds inset white ceramic double bowl single drainer sink top, cupboards, drawers and pan drawers under, wall cupboards, tall pull out storage unit. Built in Whirlpool electric double oven, Smeg ceramic hob and AEG stainless steel extractor hood over, Bosch dishwasher. Space for fridge/freezer, Kickerboard fan heater, wood laminate flooring.



KITCHEN



LOUNGE



BEDROOM 1

**Inner Hall**, with laundry cupboard having plumbing for washing machine, and space above for a tumble dryer, radiator, shelf, tiled floor.

**Bedroom 1**, with built in wardrobes, radiator, TV and telephone points, wall lights.

**Bedroom 2**, with low level storage cupboard, undereaves cupboard, radiator, TV point, wall lights.

**Bedroom 3**, with two built in wardrobes, radiator, TV point, wall lights.

**Bathroom**, with a white suite comprising bath having a thermostatic shower and glass screen over, round bowl on granite top cupboard/drawer unit and WC. Dual fuel ladder/radiator, mirror, extractor, tiled floor, part tiled walls.

**Separate WC**, with white hand basin, mirrored cabinet, towel rail, tiled floor.

**Shower Room**, with a white suite comprising glazed cubicle having a thermostatic shower, round basin on granite top cupboard and WC. Dual fuel ladder radiator, mirror, extractor, tiled floor, part tiled walls.

## Outside

Leading from both the Lounge and Dining Hall is the **Decked Terrace**, which is open to the south and west affording views across the village and countryside attracting the sunshine through the day with tap and power point.

Beside the ground floor entrance door is the **Garage 5.77 x 2.5 (18'11" x 8'2")**, with up and over door, light, power point, oil storage tank, Worcester oil fired boiler supplying the central heating and hot water systems in an understairs area. Outside the garage is parking for one vehicle.

**SERVICES** Main electricity, water and drainage.

**COUNCIL TAX BAND C**

**POSTCODE TQ7 3JQ**

## Contents

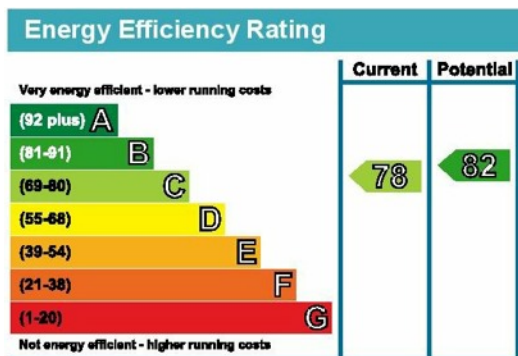
Some items of furniture and effects within apartment may be purchased at valuation if desired.

## Tenure

The apartment is held on a 999 year lease from August 2003. The service charge is understood to be approximately £500 per annum.

## Directions

On entering South Milton from the A381 Kingsbridge to Salcombe road continue through the village towards the church reaching a wider area of road and parking beside the stream on the right. The apartments are on the left.



BEDROOM 2



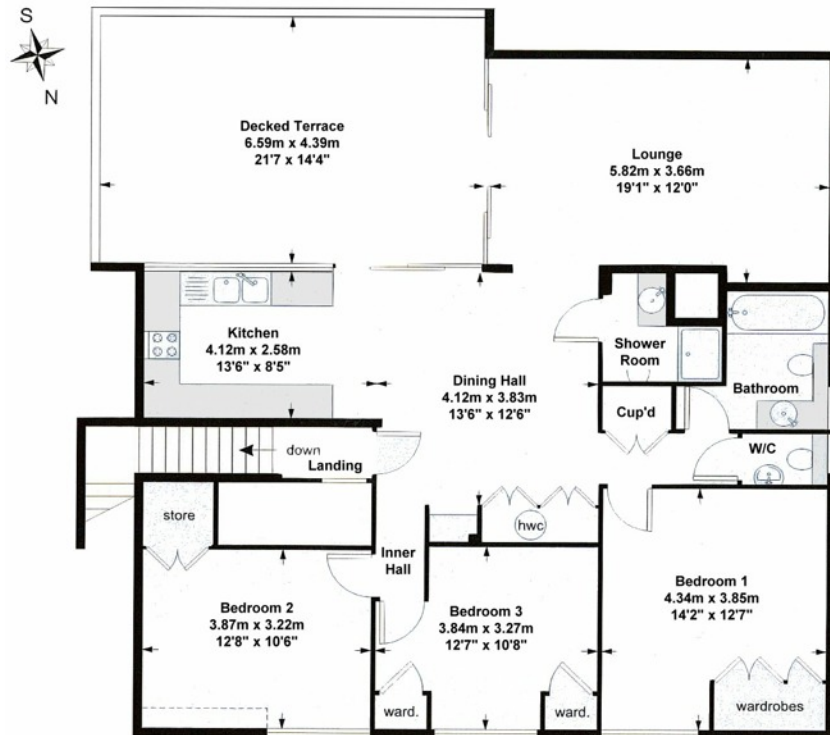
BATHROOM



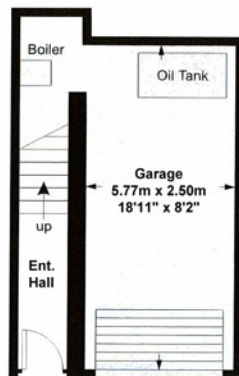
GARAGE & DRIVEWAY PARKING



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**First Floor**



**Ground Floor**

**Total approx floor area: 110.2 Sq.mtr ( 1186.0 Sq.ft )**

**DISCLAIMER**

1. These particulars are intended as a fair description of the property and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the property does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the property, which may be of particular importance and also availability before travelling any distance to view.



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