



**Sunnyside Cottage, Sands Road**  
Slapton, Kingsbridge, Devon TQ7 2QN

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## Sunnyside Cottage, Sands Road

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Welcome to this charming Grade II listed 2/3 bedroom semi-detached cottage situated in a peaceful village setting, just a 15 minute walk to the beach at Slapton Sands.

This well-maintained property boasts a bright and cosy atmosphere, perfect for those seeking a comfortable and stylish home. The ground floor of the cottage features an entrance porch with utility area, fitted kitchen with integrated appliances, dining room/bed 3, and the sitting room has a feature stone fireplace inset with a wood burner. Upstairs you'll find two double bedrooms, a well-appointed bathroom with window and skylight and stable door off the landing giving access to the garden.

Outside rear is a good size lawned garden bound by timber fencing and stone walling with established shrub and plant borders, York Stone patio seating areas, ideal for relaxing or entertaining, two storage sheds, a summerhouse and access door to the road where you'll find the off-street parking area adjacent to the front door.

Enjoy the charm of this period property, with well-lit, character filled rooms creating a welcoming environment throughout. Whether you're enjoying a quiet evening in or hosting guests, this cottage offers a versatile space to suit your needs.

Slapton is a beautiful and very popular village, being close to the coast, just inland from the famous Slapton Sands and lying midway between Kingsbridge and Dartmouth. It has a thriving local community with two excellent public houses, a new community village store, village hall, historic church, and chapel. Slapton Ley Nature Reserve attracts visitors from all over the world and is the largest freshwater lake in the south west.

### KEY FEATURES

- Beautifully presented Grade II listed cottage
- Character features
- York stone flooring, exposed floorboards, sash windows
- Off road parking
- Lawned garden with York Stone patio seating areas
- Timber and stone storage sheds plus summerhouse
- Pretty village close to the sea

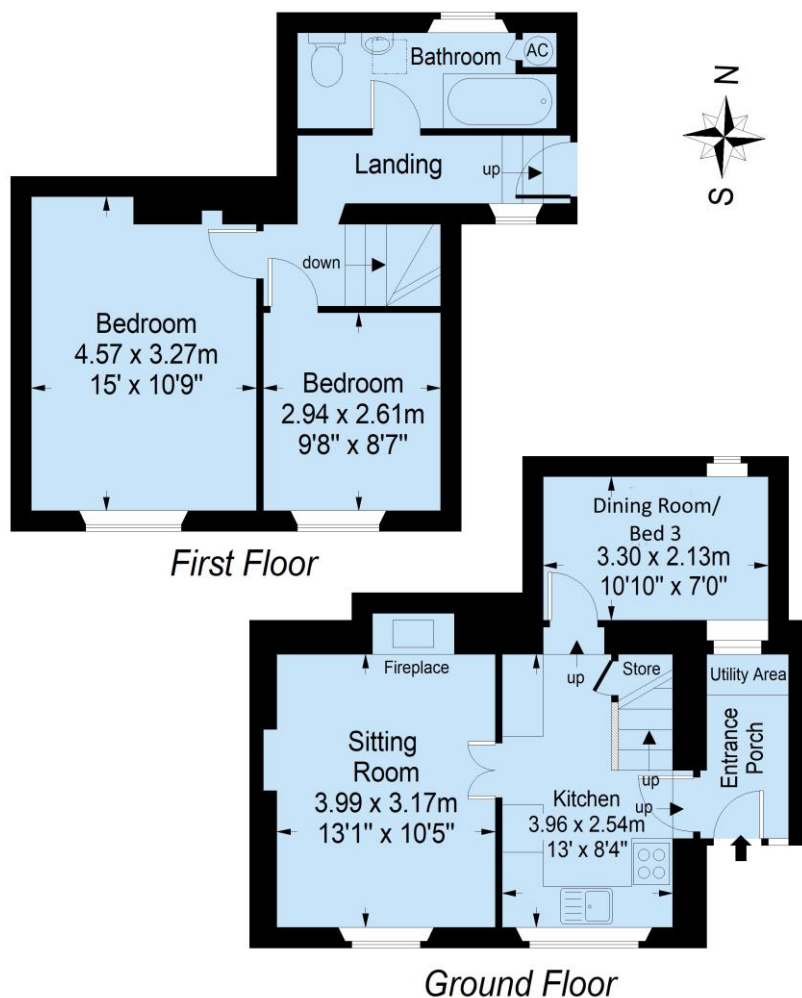
BEDS 2/3 | BATHS 1 | RECEPTS 2 | EPC - Exempt | COUNCIL TAX - C | TENURE - Freehold

**SERVICES** - Mains electricity, water and drainage. All electric heating. LPG for cooker. Wood burning stove.

**VIEWING** - Very strictly by appointment only through Marchand Petit (Kingsbridge office) 01548 857588.



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



Total area 73.4 Sq.m  
(790 Sq.ft) Approx.



#### DIRECTIONS

what3words - deeply.inhales.mouths

From Kingsbridge take the Dartmouth road (A379) through a series of villages and after passing through Torcross you will drive along a straight road parallel to the sea. Approximately halfway along this road turn left signposted Slapton. Follow this road into the village, passing the Field Centre on your right continue straight on and as you drop down the hill Sunnyside Cottage will be found 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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