



**Spinnaker, 3 The Mews, Thurlestone Sands
Kingsbridge, Devon TQ7 3JY**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





Spinnaker, 3 The Mews, Thurlestone Sands, Kingsbridge

This is a nicely presented reverse level end terrace mews cottage with the most magnificent views over Thurlestone Rock, the coastline and surrounding countryside.

This well-maintained property boasts a stylish and cosy interior, with a bright spacious dual aspect first floor kitchen/sitting/dining room, with sliding doors opening to a covered balcony, which is an ideal place to sit and take in the superb views over the swimming pool to the sea beyond.

The property features two well-proportioned bedrooms, and a shower room making it ideal for a small family or professionals looking for a comfortable seaside property.

The property comes with allocated parking and use of the residents only outdoor heated swimming pool (seasonal). The pool is surrounded by a good size terrace with barbeque area and has direct access to the beach.

The property is one of three mews style cottages in a superb beach side position which has been successfully holiday let by its present owner and would be equally suited as a second home or as a business investment.

Thurlestone is situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty. At Thurlestone Sands is the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, church, and the 16th century Village Inn. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools and there is a fine 18-hole links golf course. The nearby market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools, and churches.

KEY FEATURES

- Reverse level end terrace mews cottage
- Stunning sea views over Thurlestone Rock and beyond
- Well maintained and presented
- Just a minutes' walk to the beach
- Currently used as a successful holiday let
- Allocated parking and use of the heated outdoor swimming pool
- Wi-Fi: Full fibre to the premises.

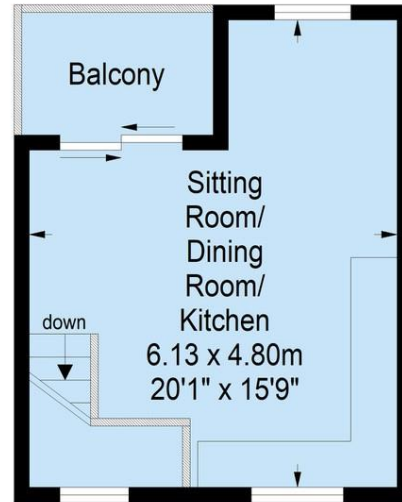
BEDS 2 | BATHS 1 | RECEPTS 1 | EPC – D | TENURE – Freehold

COUNCIL TAX – The property is Band C for Council Tax. It is currently exempt from business rates when run as a holiday let.

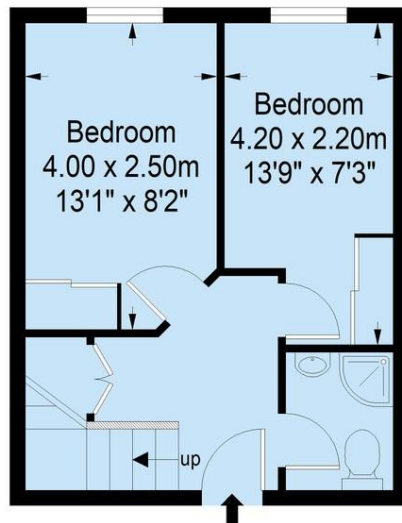
SERVICES - Mains electricity and water. Private drainage. Electric storage heater plus radiators and portable units.

Service/maintenance charge of approximately £2,378 per annum, paid in 4 instalments. Covers the pool, private drainage, refuse collection, grounds and insurance.

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



First Floor



Ground Floor

Total area 54.16 Sq.m
(583 Sq.ft) Approx.



DIRECTIONS – what3words – sonic.spoils.yawned

From Kingsbridge take the A381 Salcombe road. After about two miles, turn right signposted South Milton. Follow this road into the village, then turn left signed Thurlestone Rock (ignore the sign to Thurlestone Sands). Follow this road all the way down, continue past the Beachhouse and car park and you will see the entrance to the property on the right-hand side just after the Thurlestone Rock Apartments.

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

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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