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8 WHITEHALL MANOR

CHURCHSTOW



TQ7 3QR





# 8 WHITEHALL MANOR

## GROUND FLOOR

Entrance Hallway | Kitchen | Open-Plan Living/Dining Room |  
Bathroom | Bedroom 1 With En-Suite | Bedroom 2 | W/C

## EXTERNAL

Large Private Driveway | Patio | Communal Gardens | Garage





“A 2 bedroom property with great potential”...

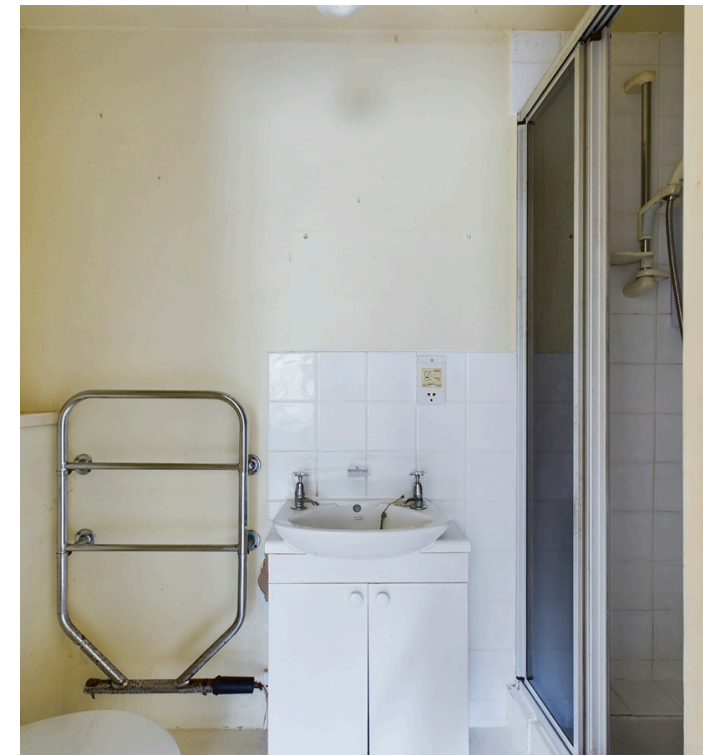
Welcome to 8 Whitehall Manor, a property with significant potential waiting to be transformed into a dream home. As you step inside, you are greeted by a hallway that leads you through the residence.

- Great potential
- Located in a tranquil setting
- Close proximity to local amenities
- 2 bedrooms, 1 with en-suite shower room
- Garage
- Parking Space

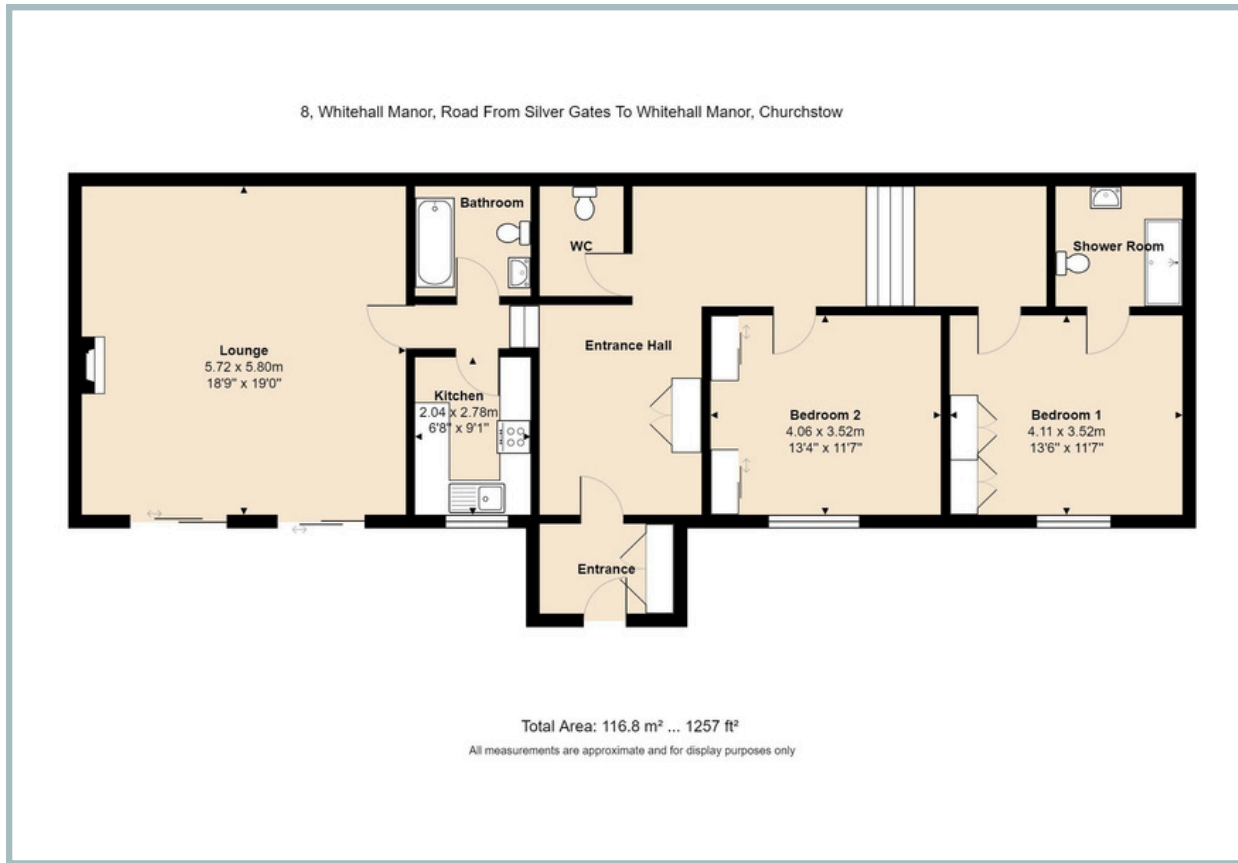
A few steps down, you will discover the kitchen, which adjoins an open-plan living and dining area. This spacious communal space features a charming stone fireplace, adding a touch of rustic elegance and doors leading to the patio.

Moving further into the property, you'll find two well-proportioned bedrooms, each equipped with built-in storage to maximize space and convenience. One of the bedrooms boasts an ensuite shower room.

While the property requires substantial renovation, its inherent charm and potential are undeniable. The outdoor areas include a private courtyard garden, perfect for enjoying quiet moments or entertaining guests. Additionally, the communal gardens offer further space for relaxation and enjoyment. 8 Whitehall Manor is an opportunity to create a personalized living space in a promising location.



TOTAL APPROXIMATE AREA: 116.8 SQ METRES 1257 SQ FT



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Tenure: Leasehold of 999 years from 1987. The freehold of Whitehall Manor and Grounds is vested in "Whitehall Manor Maintenance LTD" being the management company which is owned in equal shares by the individual leaseholders.

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric heating.

Service Fee: Payable from January to December. Approx £170.00 per month

EPC: Current E (52) Potential C (73)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 6.7 miles - Totnes 13.2 miles (Railway link to London Paddington) - Dartmouth 14.7 miles