

CHI

CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



4 Creek End • South Pool

CHI



A semi-detached property in an elevated position with beautiful views over the surrounding countryside and overlooking the creek in South Pool which is situated on the easterly side of Kingsbridge. The property would make a perfect residence in a tranquil backwater.

On entering the property you are greeted with a porch which offers space for storing water sports and walking gear. The farmhouse style kitchen with cream shaker style units and stainless steel inset sink has a quarry stone tiled floor and overlooks the rear tiered garden with door linking to the utility room and access to the rear garden. The adjacent bathroom with shower cubicle has an electric shower. The Kitchen is open to the spacious sitting room with dining area, feature oak fireplace and wood burner with tiled hearth and offers a spacious entertaining space. The light filled room has double French doors opening to the conservatory.

The conservatory is a lovely addition creating an additional reception room that embraces the views of the creek and surrounding countryside. The additional roof lights allow light to flood into the room. The wooden flooring creates a warm and inviting space. A door enables access to the front patio area, a wonderful setting to enjoy morning coffee or an evening tippie.



## A well presented property with stunning views overlooking the creek.

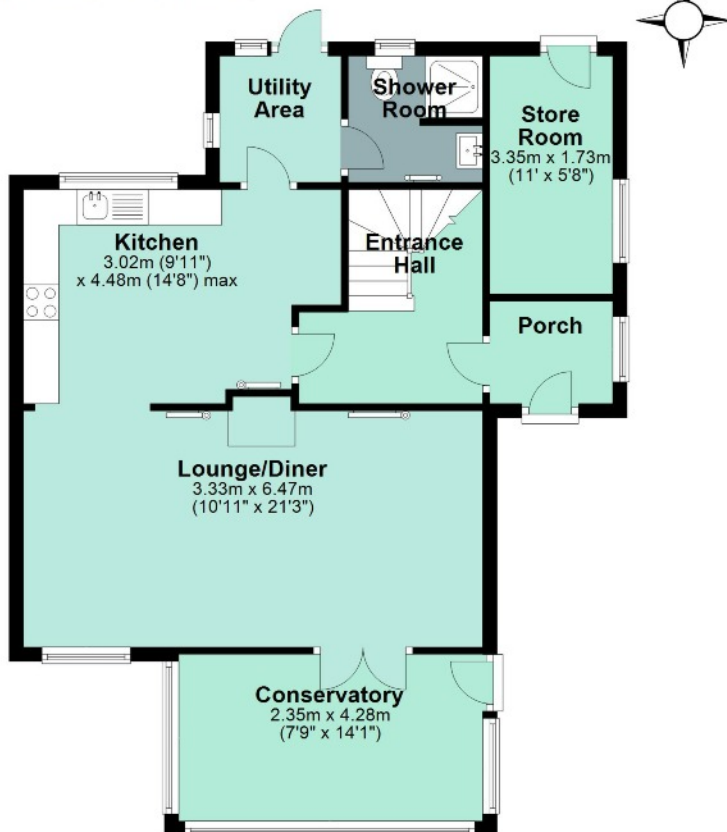
To the first floor are two light filled spacious double bedrooms, both affording stunning views of the creek. The third single bedroom has a staircase to access a useful loft room which is currently utilised as an office and additional sitting area. Please note that no building regulations have been obtained for the conversion of this loft space. The first floor bathroom has a bath with shower over, vanity unit and services the two bedrooms and loft room.

Externally the property has a patio and garden area to the front with side gate access to the rear garden. The tiered rear garden with patio offers a number of areas to sit out and admire the views. The top tier is currently an allotment vegetable garden. There is an additional communal garden which is owned by six properties whose owners form the management company. We understand from the vendor that there is a payment of £30 per year for the communal garden insurance for each householder.

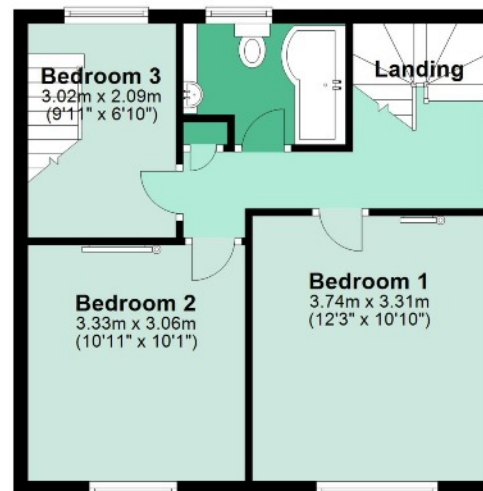
This quaint village is situated in an area of outstanding natural beauty attracting boating enthusiasts who sail in from Salcombe; South Pool Creek is a 2 mile sail from the busy waters of Salcombe. The small, friendly village has a 15<sup>th</sup> century church and The Millbrook Inn, a renowned gastro pub. The South West Coast Path offers stunning walks including Portlemouth Down and spectacular Prawle Point, Devon's southernmost headland, plus the wonderful nature reserve of Charleton Marsh and Frogmore Creek. The picturesque town of Kingsbridge with its lovely harbour and range of amenities including medical facilities, cinema, farmers market, antique shops and an eclectic choice of restaurants is just a 5 mile



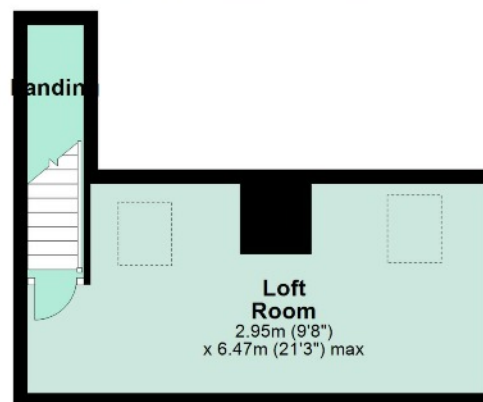
**Ground Floor**  
Approx. 68.1 sq. metres (733.3 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.9 sq. feet)



**Second Floor**  
Approx. 20.9 sq. metres (224.5 sq. feet)



Total area: approx. 130.7 sq. metres (1406.6 sq. feet)

**Tenure:** Freehold

**Council Tax Band:** B

**Local Authority:** South Hams District Council

**Services:** Mains electricity, water and drainage. Oil fired central heating and solar panels.

The solar panels were fitted in 2021 which is linked to an Eddi system that heats the water. The solar panels are owned outright

**Purchase Restrictive Covenant:** A purchaser of the property must have lived and/or worked in Devon for three years immediately prior to purchase.

**Directions:** From Kingsbridge take the A379 towards Dartmouth. On reaching the village of Frogmore turn right and continue over the bridge (signed South Pool). Follow the road and it will take you into the village. Continue straight, as you reach the bridge take a right turn and the property will be on your right.

**Viewings:** Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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