



CHARLES
HEAD



Spacious light and bright first floor flat enjoying open views in quiet cul-de-sac.

BARTLETTS

15 Backshay Close, South Milton, Kingsbridge, South Devon
£175,000

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A spacious light and bright first floor flat with garage well situated in a quiet cul-de-sac enjoying wide views over the village to the countryside beyond. Backshay Close is located in the centre of the popular sought after village of South Milton which has a friendly community and village hall and which is within easy reach of many parts of the South Hams.

South Milton Sands is within 1 ¼ miles beside which is the South Devon Coast Path providing marvelous walks over the cliff 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, Four Star Hotel and Village Inn is approximately two and a half miles away. The town of Kingsbridge with commercial, educational and health facilities is approximately two and a half miles and the sailing centre of Salcombe is approximately five miles.

The flat and adjoining properties are of traditional cavity wall construction with a rendered and tiled hung exterior under a tiled roof and PVCu finishes. The PVCu double glazed accommodation comprises:

On the Ground Floor

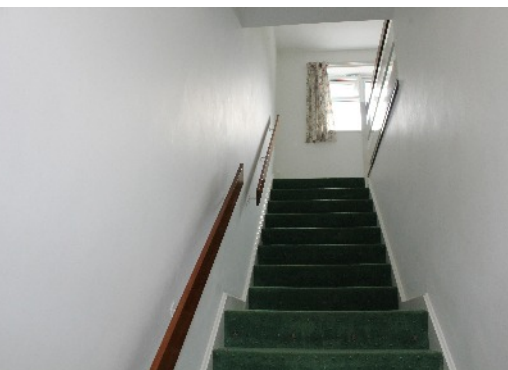
Recessed Entrance Door, opening to a Lobby with coat hooks, wide staircase to first floor.

On the First Floor

Landing, with night storage heater, hatch to roofspace.

Living Room, affording wide views over the village to the surrounding countryside with stone and tiled fireplace having an inset electric fire and hardwood mantle, recessed shelving, night storage heater, TV point.

Kitchen, with a range of working surfaces, tiled surrounds, inset single drainer sink top, cupboards and drawers under, wall cupboards, space and point for electric cooker, plumbing for washing machine, space for refrigerator.



ENTRANCE



KITCHEN



LIVING ROOM

Bedroom 1, affording the same village and country views with night storage heater, large airing cupboard containing the hot water cylinder fitted with an electric immersion heater.

Bedroom 2, overlooking the central courtyard.

Shower Room, with a white suite comprising glazed cubicle having a Mira electric shower pedestal basin and WC. Mirrored cabinet light/electric shaver point, glass shelf, mirror, towel rail, fan heater.

Outside

Storage cupboard 2.73 x 1.12 (8'11" x 3'8"). A shared private driveway leads under the flat to a central courtyard off which are garages for No.15 and neighbouring properties.

Garage 4.75 x 2.47(15'7" x 8'1"), with roller door.

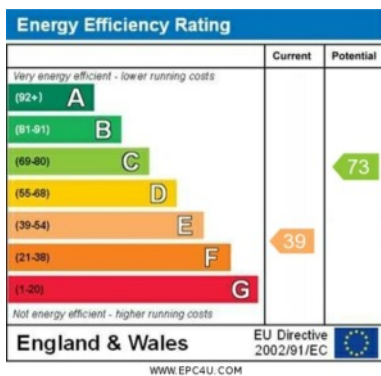
SERVICES Main electricity, water and drainage.

COUNCIL TAX BAND B

POSTCODE TQ7 3JH

Directions

From Kingsbridge take the A381 to Salcombe for approximately 2 miles. South Milton is signposted on the right. On entering the village continue to the village centre and turn left into Backshay Close, No.15 is a short distance on the left.



BEDROOM 1



BEDROOM 2



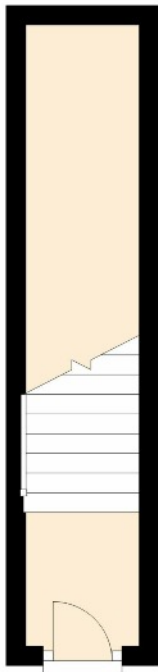
SHOWER ROOM



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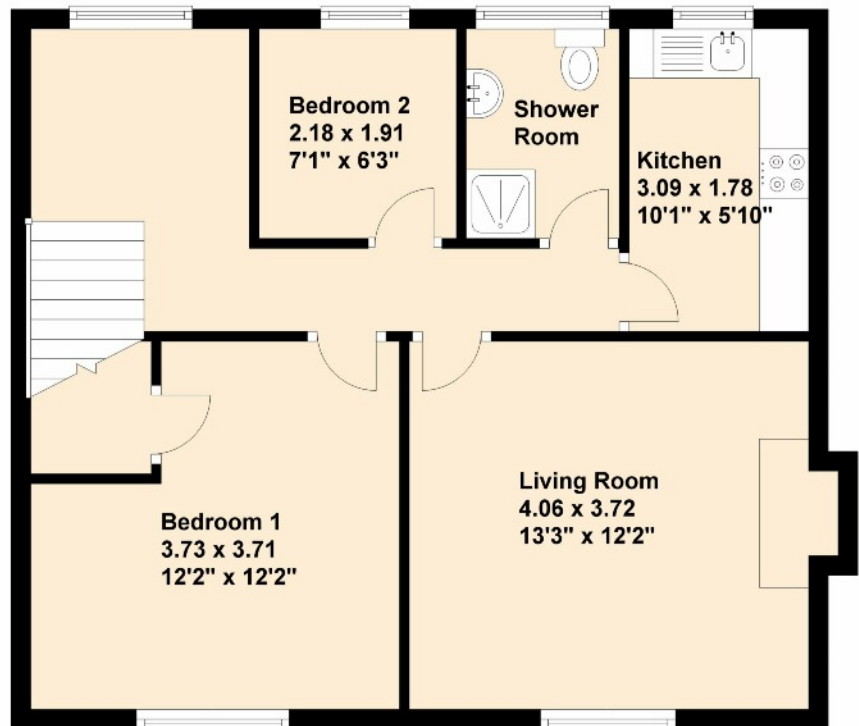
Ground Floor

Approx. 7.3 sq. metres (78.3 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

DISCLAIMER

1. These particulars are intended as a fair description of the properties 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 properties 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 properties, which may be of particular importance and also availability before travelling any distance to view.

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