



2 Bakery Cottage • Frogmore



2 Bakery Cottage is a charming one-bedroom terraced residence conveniently nestled in Frogmore, just a short stroll away from the Creek. The dwelling comprises a cozy living room adorned with feature beams, an inviting open fireplace, and a door leading to the front garden and porch. The kitchen seamlessly transitions into a utility/boot room with rear access. Ascending the stairs, you'll find the main bedroom and a well-appointed shower room on the first floor.

This property boasts a low-maintenance front courtyard, while the rear garden offers stepping stones and a quaint lawn area. A carport with one parking space adds to the property's appeal.

Although the residence requires redecoration, its inherent charm is evident through exposed stone and beams, presenting an excellent opportunity for someone to craft a delightful primary residence, a convenient lock-up-and-leave, or a promising investment property.



A 1 bed cottage situated in a convenient village location and walking distance to Creek.

2 Bakery Cottage is ideally situated in the welcoming village of Frogmore, known for its vibrant community spirit. Residents can partake in various local events hosted at the village hall and enjoy the convenience of a charming café, perfect for grabbing a morning coffee, a croissant, or a quick lunch.

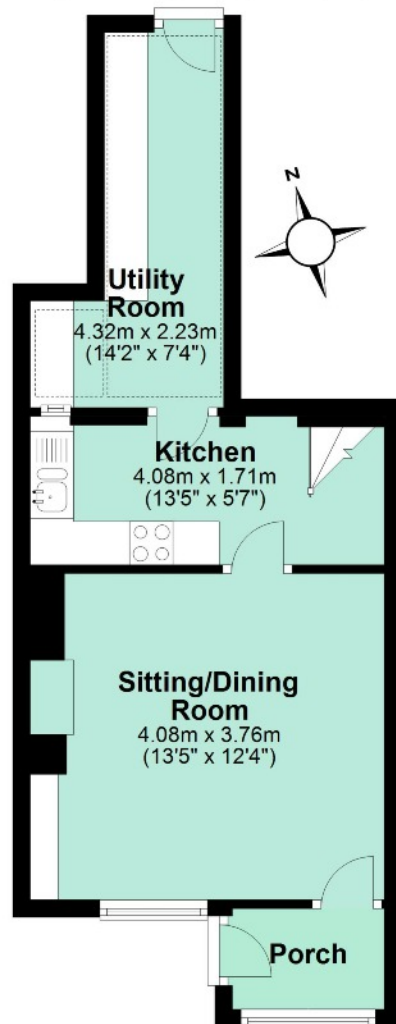
Adding to the appeal of the village is the scenic Creek, a notable feature providing access to the Salcombe/Kingsbridge Estuary. Residents can delight in recreational activities such as kayaking and paddleboarding, or opt for a relaxing boat trip to explore the picturesque destinations of Salcombe or Kingsbridge.

The property benefits from its location on a main bus route to Kingsbridge and Dartmouth, offering convenient transportation options. Crossing the bridge in the village leads to the renowned East Portlemouth, where the idyllic Mill Bay beach awaits, providing a perfect escape by the water. Additionally, it's just a short drive away from beautiful beaches, including Torcross.



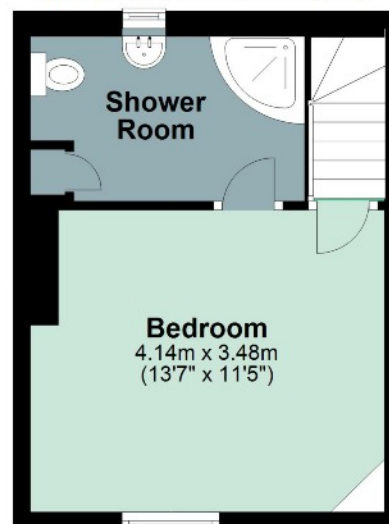
Ground Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



First Floor

Approx. 23.4 sq. metres (252.3 sq. feet)



Total area: approx. 55.6 sq. metres (598.3 sq. feet)

Tenure: Freehold

Council Tax Band: A

Local Authority: South Hams District Council

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

Directions: From Kingsbridge take the A379 coastal road towards Dartmouth. The village of Frogmore will be reached after about 3 miles and in the centre of the village you will see 2 Bakery Cottages on your left hand side.

Viewings: Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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