SEA VIEW
East Prawle, Kingsbridge, South Devon
£495,000

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The most magnificent panoramic views over the sea and unspoilt countryside are a special feature of this semi-detached cottage with garden on the southern fringe of the village of East Prawle located on the southernmost tip of Devon amongst some of the most breathtaking coastline in the South West of England. The no through road to Sea View and neighbouring properties leads into footpaths connecting with the coastal footpath stretching from Torcross in the east to East Portlemouth on the Salcombe Harbour in the west. Below the footpath are uncrowded beaches reached only on foot within this wonderfully unspoilt partly National Trust administered land.

A walk to the village leads to the village green beside which is the Pigs Nose Inn and Piglet Stores, with many footpaths and bridle paths that characterise the area.

There are local facilities in neighbouring villages including sub-Post Office Stores and Health Centre in Chillington, a Bakery in Frogmore and a Primary School is in the village of Stokenham. For a wider range of commercial, retail, health and education facilities the town of Kingsbridge is approximately nine miles. For the boating enthusiast the Salcombe Harbour is a few miles to the west with access in The Creeks.

The original part of the cottage is of traditional stone construction with a later cavity wall addition under a slate roof. PVCu double glazed windows and front door have been fitted to the accommodation with 'Economy 7' heating and a view of the sea from every room, the whole comprising:

<table>
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<tr>
<th>On the Ground Floor</th>
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<tr>
<td>Entrance and Hallway, with low shelved cupboard.</td>
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<tr>
<td>Sitting Room, with tiled fireplace, built-in unit including surface, cupboard, drawers and wall cupboards, understairs cupboard, slimline storage heater, beamed ceiling.</td>
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<tr>
<td>Living Room, with tiled fireplace, recessed cupboard and shelves, built-in shelves and drawers, slimline storage heater, telephone point.</td>
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<tr>
<td>Kitchen, with a range of working surfaces, tiled surrounds, inset double bowl double drainer sink top, cupboards and drawers under. Wall cupboards, solid fuel Rayburn Range cooker also heating the hot water, electric cooker point, space for refrigerator, TV and telephone points, old coloured glazed door to side entrance.</td>
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**On the First Floor**

**Landing**, with airing cupboard containing the hot water cylinder fitted with an electric immersion heater, slimline storage heater, hatch to roofspace.

**Bedroom 1**, with furniture recess, built-in wardrobe and cupboards over, built-in shelved cupboard.

**Bedroom 2**, with built-in wardrobe, cupboards over and bedside drawers, white basin, towel rails, Delonghi convector heater.

**Bedroom 3**, affording a double aspect to the south and west with built-in wardrobe and cupboards over, recessed dressing table having a mirror and light over, Delonghi convector, telephone point.

**Bathroom**, with a suite comprising bath having a hand shower and curtain over, basin and cupboard under and WC. Light/electric shaver point, mirror, cupboards over basin, mirrored cabinet, two towel rails, fan heater, part tiled walls.

**Outside**

**Side Passageway**, with coal store and tool store, door to the front and rear.

**Utility Room**, with a working surface, single drainer sink unit, shelving, plumbing for washing machine, sea view.

**Shower Room**, with a white suite comprising curtained and tiled cubicle having a Mira thermostatic shower, pedestal basin and WC. Fan heater, light/electric shaver point, towel rail, quarry tiled floor.

To the rear is a stone walled and fenced concrete terrace south facing and affording the magnificent panoramic sea views. The neighbouring property has the benefit of a pedestrian right of way across the terrace and to the road through the side passageway. From the terrace Sea View has a pedestrian right of way over the neighbouring property providing access to the road and garden. The garden gently sloping to the south and bounded by stone walling, fences and hedging is laid to two lawned areas divided by stone walling each surrounded by flowers and shrubs in beds, the lower area having a large slate seat. In the bottom corner of the garden is a timber tool shed and sitting area.

**SERVICES** Main electricity and water. Shared private drainage.

**COUNCIL TAX BAND ‘E’**

**POSTCODE** TQ7 2BZ

**Directions**

Starting from the Green in the middle of East Prawle keeping the Pigs Nose Inn and Piglet Stores on the left, take the road that diagonally intersects the green and continue passing cottages and barn conversions. This is signed as a no through road. Continue with the road coming to a steep hill down to more cottages, where the tarmac ends. Sea View is on the left.
DISCLAIMER

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