



The Mill, Derby Road, Kingsbridge, Devon TQ7 1JL

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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Nestled in a scenic location on the edge of town, yet only a few minutes' walk into the centre is this charming semi-detached former water mill which offers a perfect blend of modern comfort and rustic charm. Arranged over three floors the interior is bright and spacious, with a stylish and sophisticated design throughout.

The ground floor is the heart of the property housing the triple aspect, open plan kitchen, dining, sitting room. There is oak flooring in the living/dining area and oak doors and skirting throughout. The kitchen has plenty of modern fitted floor and wall units, there's ample space for a dining table and chairs and the cosy sitting area is enhanced by a log burner set on a slate hearth.

The hallway on the lower ground floor has a built-in storage cupboard beside the beautifully hand-crafted oak staircase. On this level there are two double bedrooms, a utility room and a well-appointed fully tiled bathroom with separate shower cubicle plus glazed patio doors giving access to the side of the property.

The principal bedroom suite is on the first floor, this is a super room with dual aspect windows, skylights and a superb en-suite bath and shower room.

The property also comes with off-street parking and a well-maintained tiered garden with established plants, shrubs and herbs. The two south facing patio seating areas provide a serene outdoor space to enjoy the peaceful countryside surroundings and the abundance of bird life here.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

KEY FEATURES

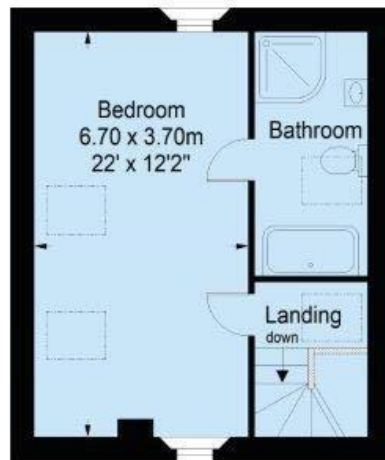
- Stunning semi-detached former water mill
- Character features throughout
- Stylish modern interior arranged over 3 floors
- Tiered garden with south facing seating areas
- Quiet location surrounded by countryside
- A short walk into town and the Quay
- Parking

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - E | COUNCIL TAX - E | TENURE - Freehold

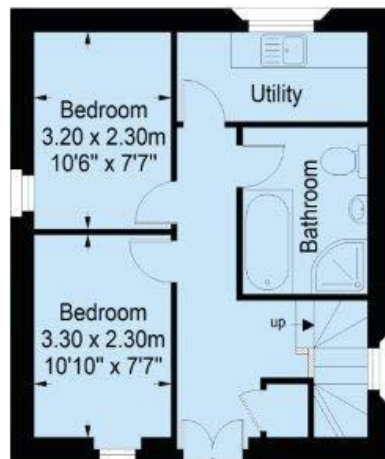
SERVICES - Mains electricity, water and drainage. Oil fired central heating. Log burner. Newly fitted heat detector alarm in kitchen and smoke alarms in all bedrooms, landing and hallway.



NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor



Lower Ground Floor



Ground Floor

Total area 115 Sq.m
(1234 Sq.ft) Approx.



DIRECTIONS

What3words - elders.bolsters.gullible
From the roundabout at the bottom of town, head along the Embankment, take the first left into Derby Road, then first right to continue on Derby Road. Go past the residential home then take the second turning on your left, keep right and follow the lane down to the property.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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