



**2 Orchard Cottages, West Charleton**  
Kingsbridge, Devon TQ7 2AE

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## 2 Orchard Cottages, West Charleton

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Charming and stylish, this well-maintained semi-detached cottage offers a cosy and inviting atmosphere. The bright and spacious interior, and the flexible accommodation is perfect for a growing family or those looking for multi-generational living. The property comprises four double bedrooms, a dressing room, two bathrooms, two staircases, a utility room, study area, three reception rooms and a kitchen/dining room covering approximately 1879 sq.ft.

The garden is to the front, from the lower lawn which is bound by hedging are a few steps up to the main lawned garden adjacent to the house. There are a variety of established shrubs, bushes and trees along with a lovely, decked seating area with timber pergola over which is a perfect place for relaxing or entertaining guests.

The property also enjoys the convenience of off-street parking and a double garage, providing ample space for vehicles and storage.

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including the Ofsted 'outstanding' Kingsbridge Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

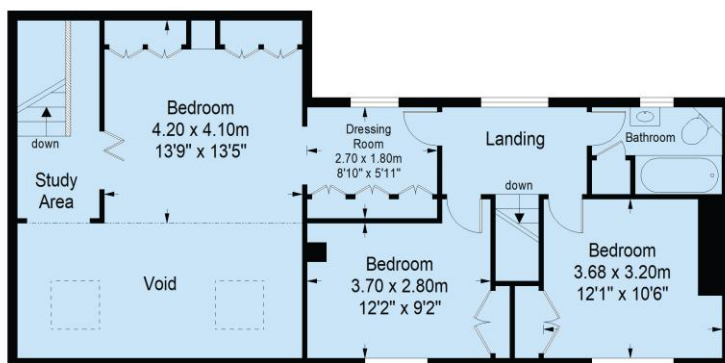
### KEY FEATURES

- Charming, spacious semi-detached cottage
- Set in approximately 1/4 acre
- Main bedroom looks down over one of the sitting rooms
- Double garage and ample driveway parking
- Lovely large lawned garden with decked seating area
- Views towards the estuary from the first floor
- Flexible accommodation

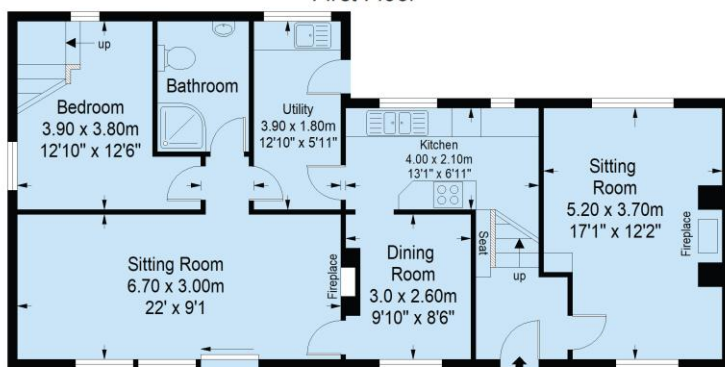
BEDS 4 | BATHS 2 | RECEPT 3 | EPC - D | COUNCIL TAX - D | TENURE - Freehold

**SERVICES** - Mains electricity, water and drainage. LPG heating.

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



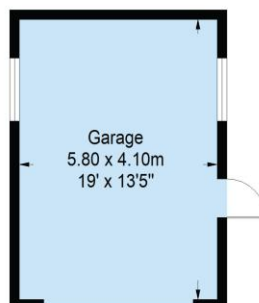
First Floor



Ground Floor



Total area 175 Sq.m  
(1879 Sq.ft) Approx.  
(Excluding Garage)  
Garage area 24 Sq.m  
(256 Sq.ft) Approx.



## DIRECTIONS

what3words - flooding.colder.cyber

From Kingsbridge take the A379 coastal road towards Torcross. On entering West Charleton, drive past Church Lane on your left and at the bottom of the hill, turn left opposite the Village Hall into an unadopted lane, the property is the second on your right-hand side.

## 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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