



Salcombe Vista

Higher Sigdon Farm, Kingsbridge, Devon, TQ7 2HG



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Higher Sigdon Farm, Kingsbridge, TQ7 2HG **Guide Price of £795,000**

A spacious three bedroom detached bungalow, set in an elevated position taking in some far reaching views over Kingsbridge and towards Salcombe with wraparound gardens and parking (agricultural occupancy restriction applies).

Mileages

Salcombe 7.7 approx. miles, Kingsbridge 2.2 approx. miles, Bantham 5.8 approx. miles, South Milton 5.3 approx. miles, Dartmouth 12.9 approx. miles, Totnes approx. 11.5 miles, Exeter approx. 39.1 miles, Plymouth 23.7 approx. miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Located 1.6 miles from the popular market town of Kingsbridge provides a good range of shops, restaurants/pubs, two supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches. The town boasts an excellent primary school and a community college which was judged outstanding by Ofsted. 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.

Description

Salcombe Vista is a delightful partially stone fronted bungalow and has been in the same family since it was constructed (1974). Set in an elevated position with some fantastic views across the South Hams countryside, over the top of Kingsbridge town and to Salcombe beyond. Level lawned gardens and spacious accommodation within easy reach of Kingsbridge town. The property was constructed with Planning Consent for an agricultural occupancy bungalow.

Accommodation

Front door into inner porch with original glazing opening into the inner hall. Kitchen/Breakfast room with a range of undercounter, wall mounted units and two built-in cupboards. Space for washing machine, dishwasher with mains gas Aga and space for a gas cooker. Utility and separate office. Stable door opening into a vaulted ceiling Family/Dining Room with triple aspect, taking in some far reaching views over the surrounding South Hams countryside and towards Salcombe. Sitting Room enjoying some views over the level lawned gardens and beyond with a focal tiled surround gas fire. Master Bedroom with built-in wardrobes and views over the gardens and countryside beyond. Bedroom Two with views over the gardens and beyond.

Bedroom Three with built-in wardrobes with front aspect over the main driveway. Bathroom with large shower enclosure with thermostatically controlled shower with hand wash basin and vanity unit. Heated towel rail. Separate W.C.

Gardens and Grounds

The property owns the tarmacked driveway leading to the property and it is also shared with other properties. Entering through its own short drive into a large tarmacked parking area. Plenty of space for turning. Formal lawned front gardens and well stocked flower beds.



Useful garden shed. To the side and rear of the property are delightful level lawns with a central flower bed, abutting open farmland. Leading out from the family/dining room is a delightful patio taking in some fantastic views over the South Hams wooden valleys towards Salcombe.

Tenure
Freehold.

Council Tax Band B. **Energy Performance Certificate** Energy rating C.

Services
Mains electricity, mains water, private drainage. Mains gas.

Occupancy Restriction
Agricultural occupancy restriction applies. The dwelling shall only be occupied by persons or last employed locally in agriculture, as defined by section 290 of the Town and Country Planning Act, 1971 and the dependents of such persons.

Local Authority
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

Viewing Arrangements
Strictly by appointment with a member of the Rendells team on 01803 863888.

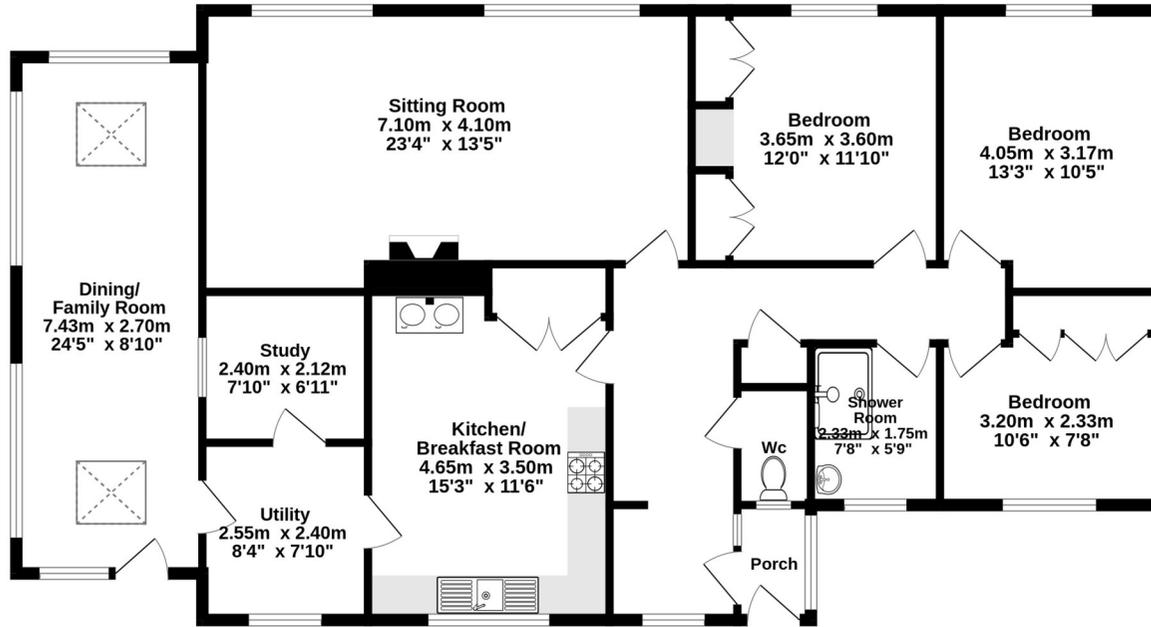
Directions
Entrance:
<https://w3w.co/spine.consults.wired>

Property Location:
<https://w3w.co/caravans.commended.streaks>



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Ground Floor
132.4 sq.m. (1425 sq.ft.) approx.



TOTAL FLOOR AREA : 132.4 sq.m. (1425 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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