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goodman

Jean Goodman Ltd



East Portlemouth Salcombe

Price £155,000

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Just a short drive from beautiful sandy beaches, this two bedroom barn conversion with ample parking and communal gardens in a quiet rural location provides an ideal holiday bolt hole. This property is for private holiday accommodation only. The villages of East Portlemouth with its sheltered sandy beaches and ferry to Salcome, and East Prawle with shop and pub are both within a very short drive. The popular market town of Kingsbridge which offers two supermarkets, many independent shops and a good range of leisure facilities is easily accessible.

A partly glazed front door leads to the

#### Entrance Hall

With stairs to the first floor, under stairs cupboard, electric consumer unit and a door to the

#### Living/Kitchen area 4.73m (15'6") Max x 4.7m (15'5") Max

With window overlooking the parking area and countryside beyond, the kitchen area fitted with an attractive range of light timber wall and floor units with roll edge work surfaces, breakfast bar, stainless steel sink unit and tiled splashbacks. An electric cooker, fridge, washing machine and dishwasher are included. The dual aspect living area affords views over the large lawned garden to far reaching countryside beyond

#### First Floor

##### Landing

With window to the front elevation, access to the loft, a built in cupboard and doors to other rooms.

##### Bedroom One 2.75m (9'0") x 2.59m (8'6")

A double bedroom with window overlooking the garden and far reaching views beyond.

##### Bedroom Two 2.91m (9'7") x 2.02m (6'8")

A single bedroom with window to the side aspect.

##### Bathroom

With an obscured window, the bathroom comprises a matching suite of panelled bath with mixer tap and electric shower with tiled surround, pedestal wash hand basin with mixer tap, WC, ladder style heated towel rail and mirror with light and shaver point.

##### Outside

The property is part of a larger barn conversion well set back from a country road. It has a generous parking area, large lawns and a triple garage sized communal outbuilding for the storage of surf boards, outboard motors etc.

##### Council Tax

Council Tax Band B (South Hams District Council)

##### Tenure

The property is for sale with a share of the freehold and with a lease of 199 years from 1985 when the building was converted. The terms of the lease state that the property may be used by its owner, friends and family between the second week in February and the end of December but it may not be commercially let. A monthly service charge, currently approximately £130.00 covers exterior maintenance, gardening and heating costs. (A single oil burning boiler serves the whole building.)

EPC Band D



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.