



The Cottage



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6 Jeffreys Meadow, Frogmore, TQ7 2DQ

Kingsbridge 3 miles. Salcombe 9 miles. Dartmouth 12 miles.

A cottage-style, contemporary detached home within the village of Frogmore affording good privacy, spacious and naturally light accommodation, low maintenance garden, pretty rural views and driveway parking.

- Detached Village Property
- Generous Sitting/Dining Room
- Second Double Bedroom
- Driveway Parking
- Freehold
- Private Position
- Master Bedroom With En-Suite
- South-Westerly Low Maintenance Gardens
- Rural Views & Walking Distance To The Creek
- Council Tax Band: D

Guide Price £400,000

SITUATION

Frogmore village is situated at the head of Frogmore Creek, an arm of the Salcombe estuary. The village has a lively community with activities hosted at the village hall, an annual regatta and it is also home to The Globe Inn and Swell Devon cafe/deli. The public slip in the middle of the village allows direct access to the water and makes Salcombe reachable in around 20 minutes. There are excellent countryside and creekside walks and the bus service is on the Kingsbridge to Dartmouth route. The village has its own website with useful village news and events.

There are many beautiful walks in the area, with guides available to provide some interesting historical information about Frogmore Creek and the surrounding area. The creek once served as a busy quay landing corn and coal until deep into the 19th century, while as many as 27 lime kilns still stand in various spots around the estuary, including Frogmore Creek.

The neighbouring village of Chillington has a well-served village shop and post office along with a health centre. Travelling towards Kingsbridge there is the village of East Charleton which has a most useful mini supermarket with post office, petrol station and Ashbys; a leisure/outdoor store.

Kingsbridge is only three miles away and offers an excellent range of shops, a sports centre with swimming pool, primary and a secondary school, a health centre and a cottage hospital.

DESCRIPTION

A fabulous, detached property with spacious and naturally light accommodation to include two double bedrooms, that is set within a private location within the heart of the desirable village of Frogmore.



ACCOMODATION

A charming, detached, cottage-style property that was built in 2009, is set in a superb tucked away location within the village, yet within an easy walk of the slipway to the creek, the pub, shop, village hall and bus stop.

Access from the private driveway into the front courtyard, door into the inviting entrance hall with Kardean flooring, useful cupboard. Cloakroom/WC. Kitchen/breakfast room, a wonderful dual aspect room, with ample space for table and chairs, fitted with a comprehensive range of wall and base units with integrated double electric oven, hob with extractor over and dishwasher, space for washing machine and fridge freezer. Across the hall is a generous, dual aspect, sitting/dining room with Kardean flooring. French doors lead out to the patio at the side. Door to stairs.

First floor landing with built-in wardrobe and cupboard housing MegaFlo. The master bedroom is a really good size, with Juliette balcony and beautiful views over the surrounding countryside, complete with an en-suite shower room. Bedroom 2 is again a double with Velux windows. Family bathroom complete with bath, separate shower, WC and wash hand basin.

OUTSIDE

There is a pretty, South Westerly paved courtyard to the front, with planted borders and pergola providing shade on those warm summer days. To the side there is a large patio, ideal for relaxing, alfresco dining and provides complete privacy. Side access with useful space for bins, storage for Kayaks/paddleboards.

Steps lead up to the gravelled driveway providing ample private parking for at least three cars.

SERVICES

Mains water, drainage and electric. LPG central heating complete with a 2000l underground tank. Superfast broadband available in this area. Mobile coverage from EE, O2 and Vodaphone. (Ofcom)

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge follow the A379 towards Dartmouth, passing through the village of West and East Charleton. On entering Frogmore, passing The Globe Inn on the left hand side, turn immediately left into Jeffrey's Meadow and the driveway will be found at the top on the right hand side.

VIEWING ARRANGMENTS

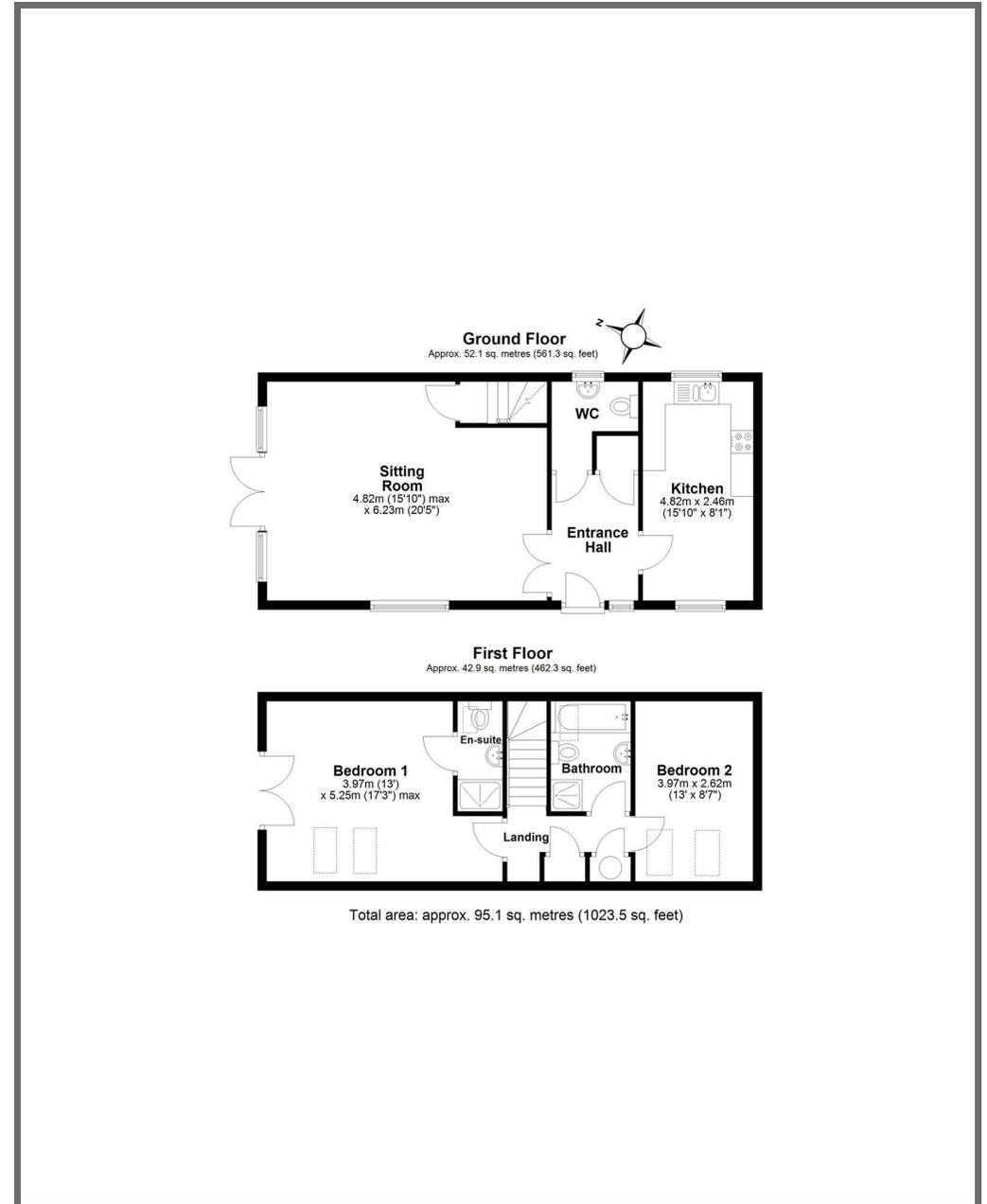
Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTES

Access over the shared driveway is run by a management company for which number 6 is a shareholder. The management company is responsible for third party liability insurance and companies house filing fees which are around £50 per annum per property. Any maintenance which consists of annual weed killing and gravel replacement is paid on a shared basis as required.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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