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£615,000 Guide Price

**Thurlestone Rock
Thurlestone Sands, Kingsbridge, TQ7 3JY**

**3 BEDROOM SECOND FLOOR FLAT FABULOUS MARITIME OUTLOOK
PRIVATE BALCONY ALLOCATED PARKING CENTRAL HEATING
COMMUNAL HEATED POOL**

Thurlestone Rock

A 3 bedroom purpose built second floor flat set on the top corner of this landmark building overlooking Thurlestone Rock. The property was built around the turn of the century and is set in an almost unique spot overlooking South Milton Sounds out to sea in one direction and across South Huish Wetlands Reserve inland and boasts its own car park, paved terraces and communal swimming pool. The subject flat has an entrance hall, vaulted living room with balcony, kitchen, utility, bathroom, 3 bedrooms and en suite. The is a direct acting electric central heating system and double glazing. No chain. EPC E 49.

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EN SUITE SHOWER 9'1" x 3'11" (2.78m x 1.20m) With shower cubicle, low level WC and wash basin, extractor.

BEDROOM 2 12'8" x 9'8" (3.87m x 2.97m) Upvc double glazed window to rear, radiator.

BEDROOM 3 9'6" x 8'1" (2.92m x 2.48m) Upvc double glazed window to side.

BATHROOM 9'4" x 7'8" (2.85m x 2.36m) Skylight window, 5 piece suite comprising shower, bath, bidet, low level WC and wash basin.

EXTERIOR Thurlestone Rock benefits from parking at rear which we believe is allocated, a large paved and gravelled terrace overlooking Thurlestone rock and residents have the use of a heated swimming pool.

COUNCIL TAX Band F.

TENURE The property is held on a 999 year lease from approx. 2000 with an annual service charge of £3,800 with peppercorn ground rent. The freehold is managed and controlled by the residents.

SECOND FLOOR

ENTRANCE HALL A self contained entrance off the communal landing.

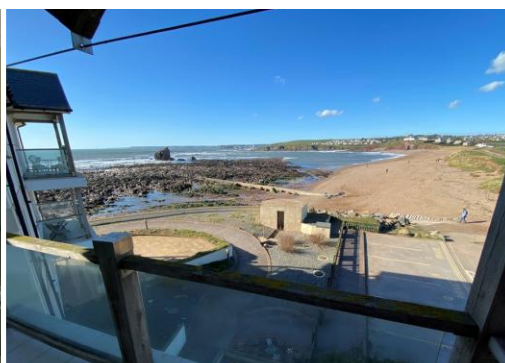
VAULTED LIVING ROOM 23'8" x 13'0" (7.22m x 3.98m) A fabulous room with vaulted ceiling, rooflight, picture windows and French doors to balcony, radiator.

BALCONY With tiled floor, timber uprights with glazed panels.

KITCHEN 9'7" x 9'6" (2.94m x 2.91m) Range of base units, wall cupboards and work surfaces, single drainer one and a half bowl sink with mixer tap, Upvc double glazed window to side, electric direct acting wet central heating boiler, built in oven and hob.

UTILITY ROOM 10'2" x 5'2" (3.10m x 1.60m) Skylight window, airing cupboard, range of work surfaces.

BEDROOM 1 14'4" x 13'3" (4.38m x 4.05m) Double aspect with Upvc double glazed windows to side and rear, built in bedroom furniture.



"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".