



CHI

15 BACKSHAY CLOSE

SOUTH MILTON

•

TQ7 3JH

# 15 BACKSHAY CLOSE

---

## FIRST FLOOR

Entrance Hallway | Kitchen | Living/Dining Room | Bedroom |  
Shower Room

## EXTERNAL

Single Garage | Storage Cupboard



“A 2 bedroom coach house situated  
in South Milton”...

A well-presented two-bedroom coach house offering bright and airy accommodation, quietly positioned within a cul-de-sac and benefiting from far-reaching views across the village and surrounding countryside.

- Benefits from a single garage
- Close proximity to South Milton Sands
- Great as a lock up and leave, investment or residence
- Previously used as a long term let
- Kingsbridge has all amenities and is only a short drive

The property is accessed via a private front door with stairs rising to the first-floor accommodation. The hallway provides access to all principal rooms. The main bedroom is a spacious double featuring a useful storage cupboard and enjoys attractive views extending towards the village church and open countryside beyond. The second bedroom is a single room with an outlook to the rear.

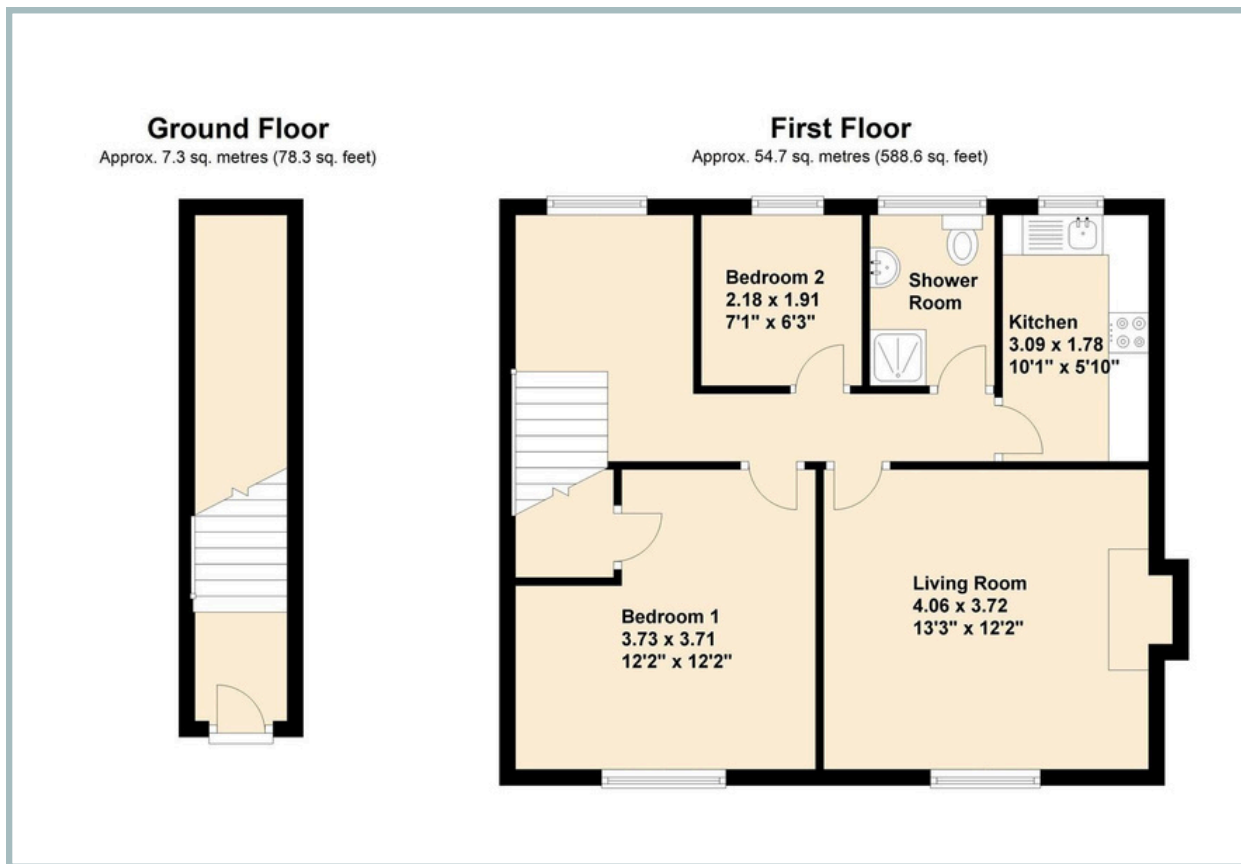
The shower room is fitted with a shower cubicle with thermostatic shower.

The galley-style kitchen is fitted with a range of wall and base units with work surfaces over and space for white goods. A window to the rear provides natural light.

Externally, there is a useful storage cupboard located to the rear of the building, fitted with shelving, a cold water tap, and housing the electric meters. The property benefits from a single garage.



TOTAL APPROXIMATE AREA: 62.0 SQ METRES 666.9 SQ FT



Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric heating

Notes: Flying Freehold

EPC: Current E (44) Potential D (65)

Viewings: Very strictly by appointment only

Location: South Milton, boasts not only a friendly community but also easy access to various attractions. Its heart lies in the tight-knit community, fostering local events and camaraderie including regular pub nights in the village Hall. The award-winning restaurant, The Beach House (currently being renovated). Adding to the culinary delights is the pop-up sensation, Rock Box, renowned for its mouthwatering burgers and freshly made pizzas. Meanwhile, the picturesque National Trust South Milton Sands beckons with its golden sand and crystal waters. Exploring the area reveals a network of footpaths and bridleways, guiding wanderers over cliffs to scenic spots like Hope Cove or Bantham along the River Avon. South Milton's allure extends beyond its borders, with the sailing haven of Salcombe a mere five miles away and the market town of Kingsbridge a short drive away. The town provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community.

What Three Words: ///originals.luck.poems

Salcombe 4.9 miles - Totnes 15.7 miles (Railway link to London Paddington) - Kingsbridge 3.7 miles

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



58 FORE ST, KINGSBRIDGE TQ7 1NY

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk