



STAGS

6 Museum Court,
Fore Street

6 Museum Court, Fore Street, Kingsbridge, TQ7 1QQ

A well-presented modern home in a most convenient central town position.

Totnes 12 miles A38 Devon Expressway 10 miles

• Modern home • Convenient town location • 2 Bedrooms • Garden • Parking •

Guide price £225,000



SITUATION & DESCRIPTION

Museum Court is a cul-de-sac of varying styles of properties, just off Fore Street and within easy reach of the shops and principal amenities of the town. Kingsbridge itself lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach.

Located in the very centre of Kingsbridge, the property is likely to appeal as a lock up and leave holiday home, or perhaps to the young couple requiring an easily-maintained first home. It is being sold with IMMEDIATE VACANT POSSESSION.

Please refer to the attached floorplan and the accommodation briefly comprises:-

The property is accessed via an obscure glazed entrance door which leads to the LIVING ROOM which has a window to the front and shelved storage cupboard which houses the meters etc. A staircase leads to the first floor and an opening leads through to the KITCHEN/DINING ROOM. Fitted with a range of modern units including a single bowl, single drainer sink unit and mixer tap. Indesit dish washer. Built in eye-level oven and four-burner ceramic hob with extractor hood over. Wood laminate flooring. Door to the rear garden.

FIRST FLOOR

Both BEDROOMS are of a good size whilst the BATHROOM is extensively tiled and fitted with a three-piece suite with

shower and glazed shower screen over. LANDING with linen cupboard with storage shelving. Access to roof space.

OUTSIDE

To the front of the house is a car handstanding space for 2 cars.

Immediately to the rear of the house is an area for bin storage etc. Three steps lead up to the low maintenance DECKED REAR GARDEN which is fenced, and a service pathway allows for pedestrian access.

COUNCIL TAX

Currently Band A.

SERVICES

All mains connected. Electric central heating.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

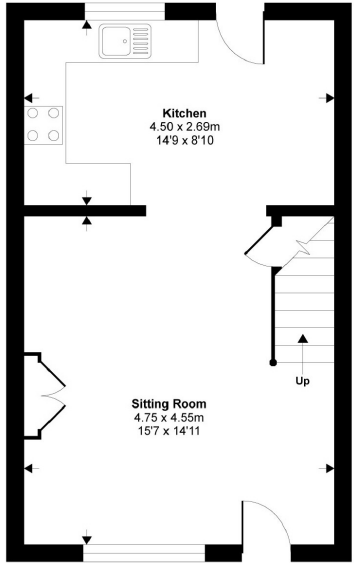
At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131

DIRECTIONS

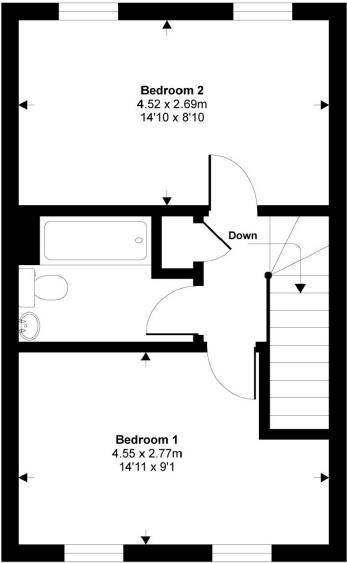
From the centre of Kingsbridge, proceed up Fore Street. Pass the entrance to Duncombe Street on the right and Museum Court will be found on the left hand side, just before the Cookworthy Museum.

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Approx. Gross Internal Floor Area
68.7 Sq Metres 740 Sq Ft (Excludes Restricted Head Height)



Ground Floor



First Floor



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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These particulars are a guide only and should not be relied on for any purpose

