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21 Knowle House Close



Salcombe 6 miles Totnes 15 miles

A modern, terraced home with well-presented accommodation in a quiet cul-de-sac position, just off Fore Street and within easy reach of all amenities.

- Three good sized bedrooms
- First floor living room
- Well-fitted kitchen/diner
- Conservatory
- Easily maintained garden to rear
- Garage
- Additional double-width hardstanding

Guide Price £285,000

### SITUATION AND DESCRIPTION

Kingsbridge 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 school and highly-rated (Ofsted) community college, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach.

Knowle House Close is a most convenient residential cul de sac of similarly-styled properties, built in the late 1970's around a central green space, and just a couple of hundred yards of the town.

The house is of traditional construction under a concrete tiled roof with rendered colour washed elevations and, in addition to an integral garage, the property has a double-width hard standing to the front. It is available chain free and the accommodation comprises: -

### GROUND FLOOR

Part obscure-glaze entrance door to: ENTRANCE LOBBY: Storage cupboard. Doors to integral garage and half-glazed door to: SPACIOUS ENTRANCE HALL: Wood laminate flooring. Carpeted staircase to first floor. Multi-paned door to: KITCHEN/DINING ROOM: Well fitted and equipped with a modern range of wood fronted units and including 1.5 bowl sink unit with ample adjoining work surfaces and storage cupboards and drawers under. Plumbing for automatic washing machine. Zanussi double oven with four burner hob and extractor hood over. Matching wood laminate flooring which extends to the CONSERVATORY.

### FIRST FLOOR

LIVING ROOM: A light and airy west-facing room with multi-paned bay window to front. Carpeted, open-tread staircase to second floor. Fireplace feature. Inner lobby with doors to BEDROOM 1 having window and window seat to rear aspect. SEPARATE WC: With two-piece suite.

### SECOND FLOOR

LANDING: With access to roof space. BEDROOM 2: A generous double room with window to front and views over the town. Built-in wardrobe. BEDROOM 3: Window to rear. Linen cupboard. Built-in wardrobe. FAMILY BATHROOM: With three-piece suite in white.

### OUTSIDE

To the front of the property is a driveway which affords hard standing room for two cars and access to the:

INTEGRAL GARAGE: With up and over type door and power and light connected. Connecting door to the entrance porch.

The rear garden is extensively paved for ease of maintenance and is an ideal space for BBQ's and "al fresco" dining. Timber and felted garden shed.

NOTE: A little used right of way to a neighbouring property passes through the far end of the garden and this could easily be enclosed by fencing if additional privacy was required.

### SERVICES

All main services connected. Gas central heating

### DIRECTIONS

Head up Fore Street for about 250 yards and Knowle House Close will be found on the right-hand side.





Approximate Gross Internal Area  
115 sq m / 1238 sq ft

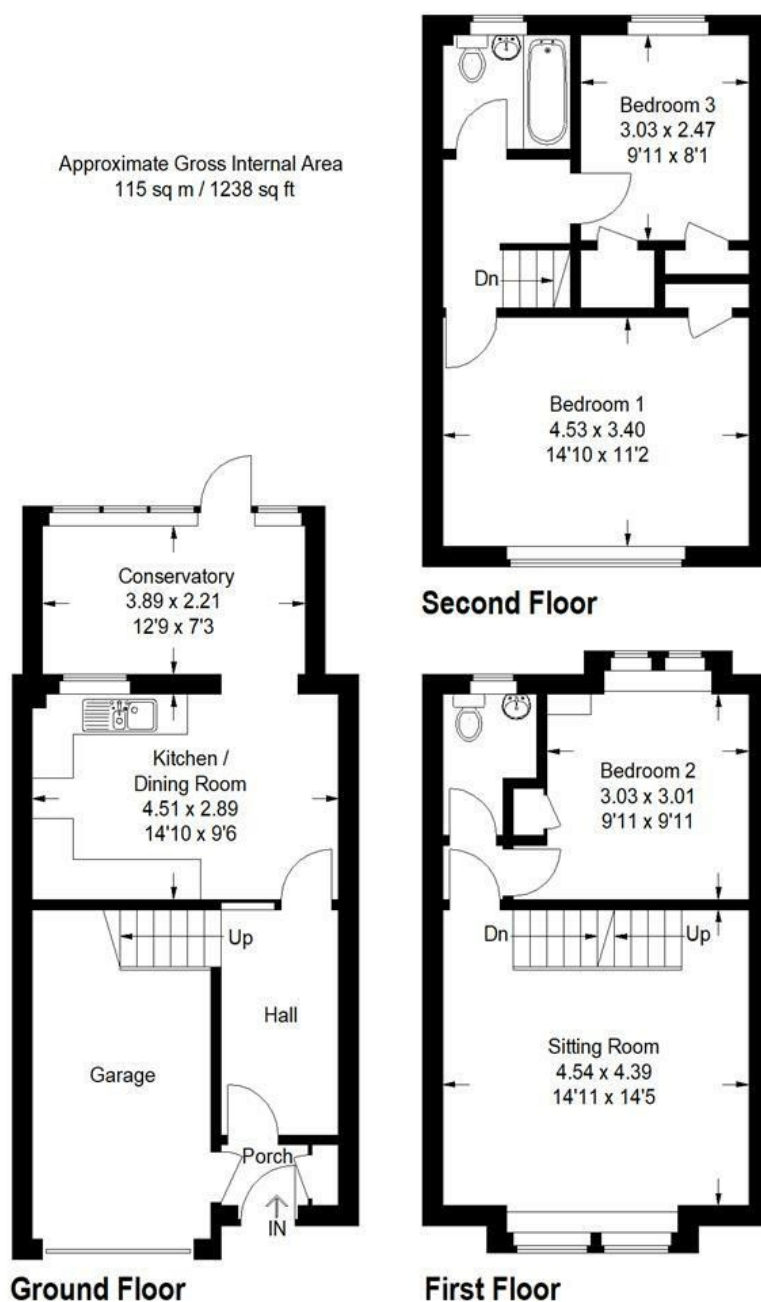
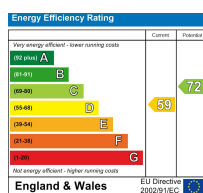


Illustration for identification purposes only, measurements are approximate, not to scale.  
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These particulars are a guide only and should not be relied upon for any purpose.

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