

£500,000

- ❖ 3 Bedroom detached house
- ❖ 2 reception rooms
- ❖ Modern kitchen
- ❖ Town centre location
- ❖ Double glazing
- ❖ Private garden
- ❖ Gas central heating
- ❖ Off road parking
- ❖ Far reaching views
- ❖ Potential to extend

FOR SALE

3 Bedroom House - Kingsbridge



The Precinct, Kingsbridge

Property Summary:

A spacious three bedroom detached house in a quiet close in the centre of Kingsbridge. The property benefits from three bedrooms, two reception rooms, and wrap around gardens with private parking.

About the Area:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.



KINGSBRIDGE
ESTATE AGENTS

The Property:

5 The Precinct is located in the centre of Kingsbridge within easy walking distance of all local amenities. A former police authority house, the property provides an excellent family accommodation or second home with wonderful views. There is current planning permission in place to extend the property to a four bedroom/two bathroom property with utility room, and the property also benefits from UPVC double glazing throughout and gas central heating. The gardens wrap around the property and are mainly laid to lawn and there is private parking for 2 vehicles to the rear.

The property comprises;

Part glazed UPVC front door with storm porch above to:

Entrance hall

Stairs to first floor. Central heating thermostat. Doors to

Living room

A lovely bright room with dual aspect with views across Kingsbridge. Coal effect gas fire with marble surround, two radiators, carpeted.

Dining room

Dual aspect room with window to front and side aspects. Chimney recess and built in storage cupboard. Cardene flooring, radiator.

Cloakroom

Low level flush WC and wash hand basin with vanity unit under. Obscure borrowed light window from kitchen

Kitchen

Fitted with a range of wall and base cream fronted units with wood effect work surfaces above. Inset 1 ¼ bowl sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven, gas hob, extractor. Washing machine and dishwasher. Space for fridge freezer. Window overlooking rear garden and part glazed UPVC door to garden and walk in cupboard/boot room with Vaillant boiler.

First floor

Landing

Window to side aspect. Access to loft space. Doors to

Bedroom one

Large dual aspect double bedroom with far reaching views. Carpeted, radiator and walk in wardrobe with rail, shelving and window to front.

Bedroom two

Large dual aspect double bedroom with windows to front and side, carpeted, radiator

Bedroom three

Single bedroom with window to rear with views. Carpeted with radiator.

Bathroom

Obscure glazed window to rear aspect. Fitted with a white bathroom suite comprising low level WC, pedestal wash hand basin with tiled splashback, bath with integrated shower and thermostat above. Radiator with towel rail.

Outside

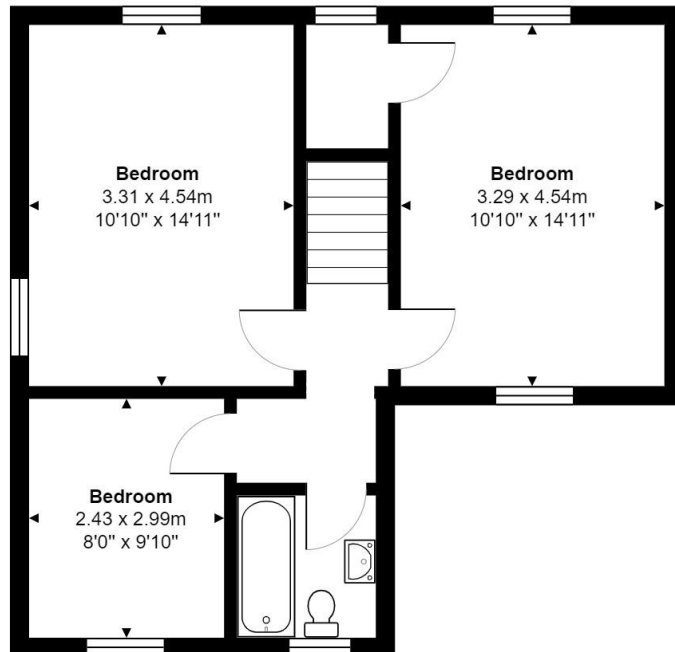
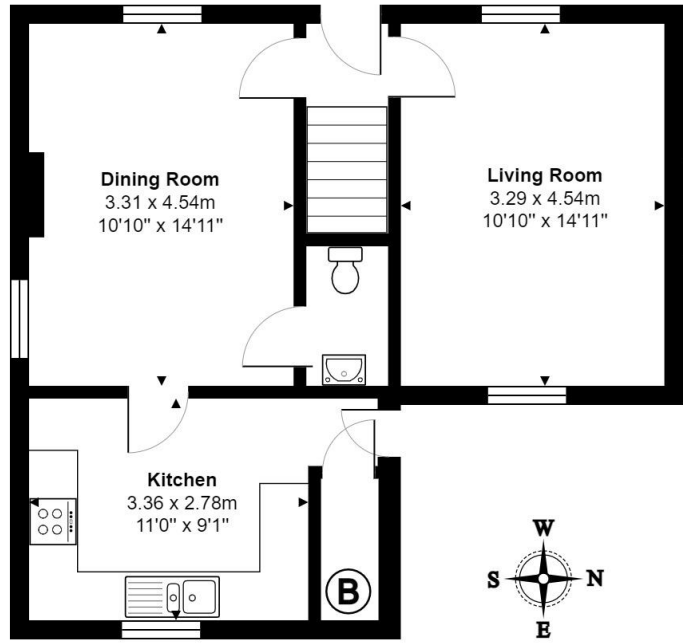
To the front of the property is a lawned garden with decorative shingle path to sides with storage area. To the rear is a lovely enclosed garden, mainly laid to lawn with side access gate and shed.

Immediately to the rear of the garden is off road parking for 2/3 vehicles, which does have expired planning permission for the erection of a garage.

The property would make a wonderful family home or second home given its quiet town centre location. The property does have two current planning permissions for two two storey extensions to include a further bedroom, en-suite, and utility room.

COUNCIL South Hams District Council – Tax Band D
SERVICES: Mains electricity, water, gas

TENURE Freehold
EPC RATING: D



All measurements are approximate and for illustrative purposes only