



3 Kellands Row



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Duncombe Street, Kingsbridge, TQ7 1LT

Salcombe 6 miles. Totnes Train Station 13 miles. Nearest shops in under 500 metres.

A charming three bedroom detached cottage, comes to market for the first time in 53 years and is perfect for those seeking a development project.

- Development Project
- Refurbishment Required Throughout
- Three Bedrooms
- Outbuilding & Front Garden
- Freehold
- Detached House with Garden
- Two Reception Rooms. Kitchen & Scullery
- Shower Room
- Council Tax – Band B

Guide Price £198,000

SITUATION

Kellands Row is perfectly tucked away behind Duncombe Park, a peaceful location without passing traffic yet within an easy stroll of the town's amenities. The market town of 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 and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and direct service to London Paddington, and Dartmouth are both within easy reach.



DESCRIPTION

This charming, detached cottage, comes to market for the first time in 53 years and is perfect for those seeking a development project and wanting to put their own stamp on a new home. The property has a traditional layout with two reception rooms and a kitchen with separate scullery to the ground floor, whilst the first floor landing gives access to three bedrooms and shower room. External benefits include a front garden and outbuilding.

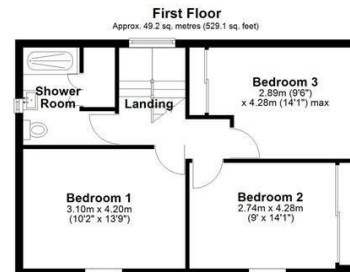
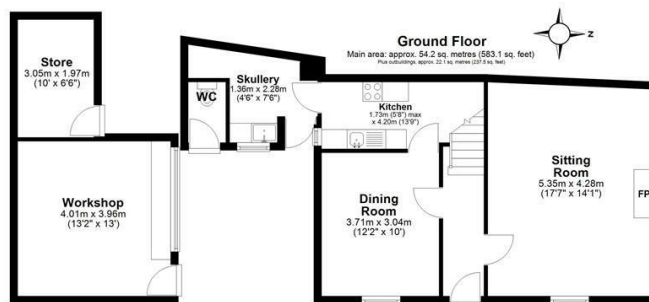
OUTSIDE

External benefits include a front garden and outbuilding.

SERVICES

Mains Electric, Water/Drainage & Gas Central Heating. Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, O2, Three & Vodafone are available at the property.





Main area: Approx. 103.3 sq. metres (1112.2 sq. feet)
Plus outbuildings: approx. 22.1 sq. metres (237.5 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(34-48) D	
(19-33) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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