

Applegate Way, Kingsbridge

Kingsbridge

£340,000

The Property:

The front door opens into a welcoming entrance hall, with a useful storage cupboard for coats and everyday essentials, a downstairs WC and stairs leading to the first floor.

To the front of the property, the modern kitchen is fitted with a range of wall and base units, providing ample storage and worktop space for everyday cooking. Integrated appliances include an oven, fridge freezer and induction hob, alongside a one-and-a-half bowl sink. There is also space for a dishwasher and washing machine.

To the rear, the spacious lounge offers a comfortable space to relax, with room for seating and a dining table. Patio doors bring in natural light and open directly onto the garden, making it easy to enjoy the outside space during the warmer months. A further storage cupboard provides a practical place to keep household items tucked away.

Upstairs, the landing has an additional storage cupboard and access to the loft. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes with mirrored sliding doors, together with its own en suite shower room. Two further bedrooms sit to the front, offering space for family, guests or working from home.

The family bathroom is fitted with a bath with shower over, wash hand basin, WC with concealed cistern and a heated towel rail.

Outside, the enclosed rear garden provides an easy-to-maintain space to sit out and unwind, with a patio offering room for a table and chairs or outdoor seating. Gated access to the rear leads to the two allocated parking spaces, a useful arrangement for bringing shopping straight through to the house.













Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

The Location:

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.

With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold with communal managed areas. Annual estate charge of £298.73 for maintenance of communal green areas.
Services: Mains water, sewerage and electric. Gas central heating.
EPC Rating: B
Council Tax: Band C
Construction Type: Standard brick wall construction. The roof is tiled.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None known.

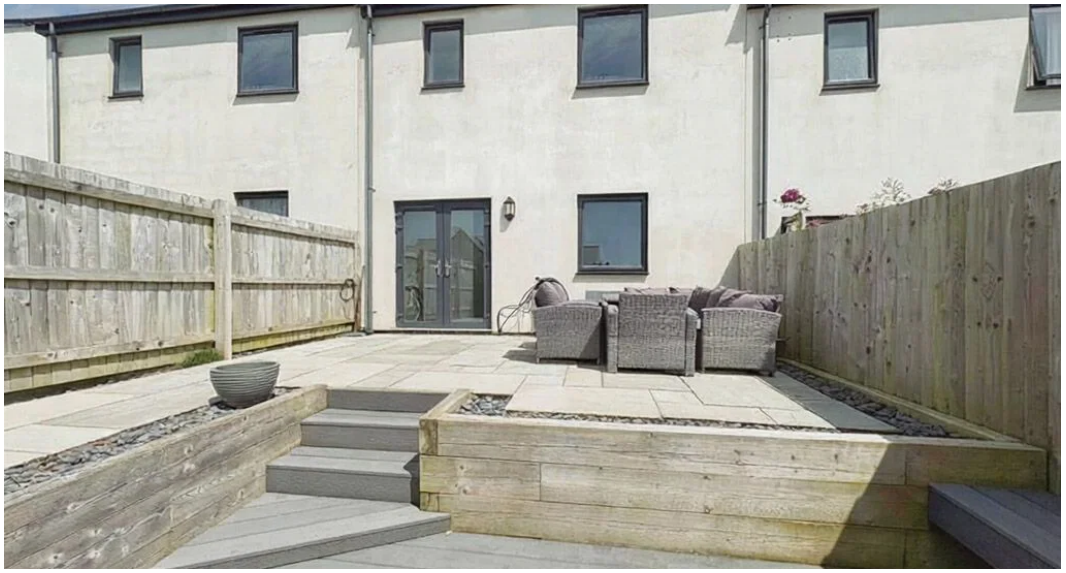
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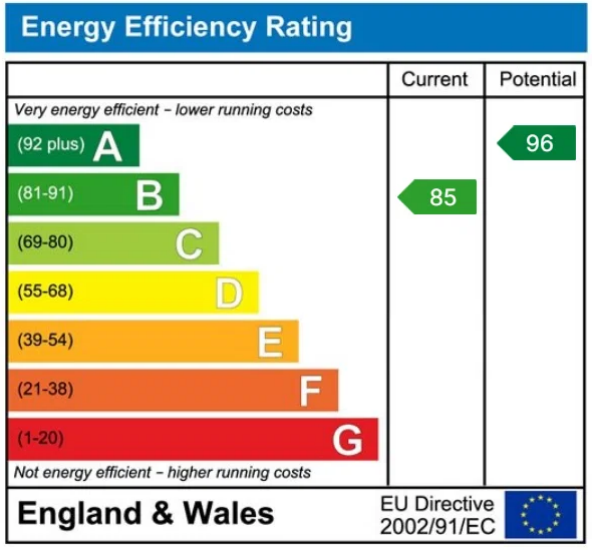


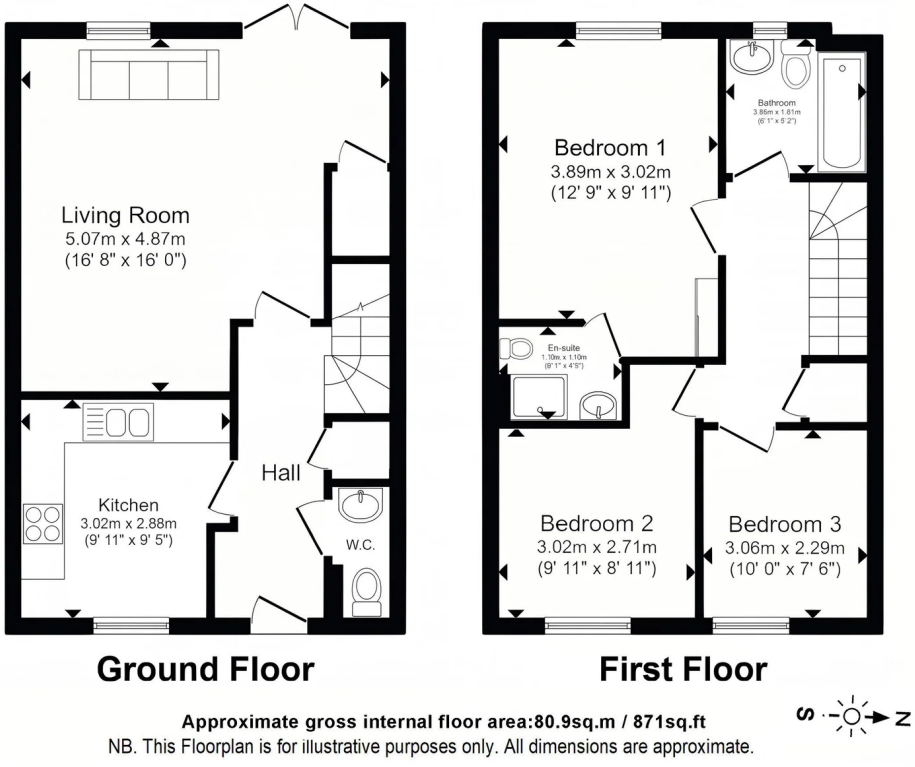












Approximate gross internal floor area:80.9sq.m / 871sq.ft
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.