



**Brook House Wallingford Road**  
Kingsbridge  
£250,000

*Freeborns*  
ESTATE AGENTS

A versatile and generously proportioned three-storey, four-bedroom detached home located within a short walk of Kingsbridge Town Centre.





# Brook House Wallingford Road, Kingsbridge, TQ7 1NF

Accommodation Overview (All measurements are approximate)

## Ground Floor

- Entrance Porch

Welcoming porch leading to the main hallway.

- Hallway

Features a night storage heater, electric fuse box, and fire alarm panel.

- Lounge

A bright space with a wall-mounted electric heater, an open fireplace, and a walk-in bay window.

- Kitchen/Dining Room

Modern base and wall-mounted units with laminate worktops, laminate flooring, dual-aspect windows, and a rear door.

- Utility Room

Equipped with space and plumbing for a washing machine, a stainless steel sink with mixer tap, and a side-facing window.

## First Floor

- Shower Room

A three-piece suite including a low-level WC, wash hand basin, and shower cubicle. Also features an extractor fan and side window.

- Bedroom One

Includes a wall-mounted electric radiator and side-facing window.

- Bedroom Two

Features a wall-mounted electric radiator and side-facing window.

- Bedroom Three

Includes a wall-mounted electric radiator and front-facing window.

- Bathroom

A three-piece suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with a shower over. The room also includes an airing cupboard and dual-aspect windows to the front and side.

## Second Floor

- Study

A bright study area with a wall-mounted electric radiator and side-facing window.

- Bedroom Four

Features a wall-mounted electric radiator, a built-in wardrobe, and an en-suite bathroom.

- En-Suite

A modern three-piece suite with a low-level WC, wash hand basin, and shower cubicle. Includes a chrome heated towel rail and extractor fan.

## Outside

The property is accessed via a small enclosed front courtyard. At the rear, there is a gravelled area that may accommodate vehicle parking.

## Additional Information

- Council Tax Band: D (£2,372 per annum approx.)

- EPC Rating: F

- Tenure: Freehold

- Services: Electricity, water, and drainage are connected.

This charming property offers flexible living arrangements and is ideally situated close to local amenities and schools, making it perfect for families or those seeking a central location.

## ENTRANCE PORCH

## HALLWAY

Night storage heater. electric fuse box, fire alarm panel.

## LOUNGE

Wall mounted electric heater, open fire place, walk-in bay window

## KITCHEN / DINING ROOM

Modern base and wall mounted units with laminate worktop over, laminate flooring, dual aspect windows and door to rear.

## UTILITY ROOM

Space and plumbing for a washing machine, stainless steel sink and drainer with mixer tap, window to side.

## FIRST FLOOR

## SHOWER ROOM

3 piece suite comprising of low level WC, wash hand basin and shower cubicle, extractor fan, window to side.

## BEDROOM ONE

Wall mounted electric radiator, window to side.

## BEDROOM TWO

Wall mounted electric radiator, window to side.

## BEDROOM THREE

Wall mounted electric radiator, window to front.

## BATHROOM

3 piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over, airing cupboard, window to front and side.

## SECOND FLOOR

## STUDY

Wall mounted electric radiator, window to side

## BEDROOM FOUR

Wall mounted electric radiator, built-in wardrobe.

## EN-SUITE

3 piece suite comprising of low level WC, wash hand basin and shower cubicle, shrome ladder style heated towel rail, extractor fan.

## OUTSIDE

The property is approached via a small enclosed courtyard and to the rear is a gravel section which may be suitable for parking a vehicle.

## COUNCIL TAX BAND D

Amount payable approx £2,372 per annum

## EPC F

## TENURE

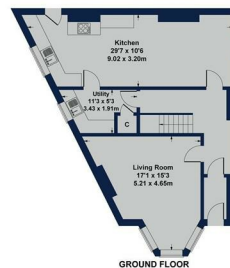
Freehold

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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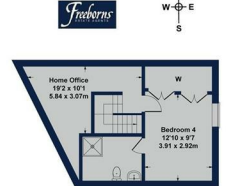
Approximate Gross Internal Area  
1027 sq ft, 179 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Partnership Ltd 2024

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