



Brookland House Wallingford Road

Kingsbridge
Price £250,000

Freeborns
ESTATE AGENTS

A spacious and versatile 3 storey 4 bedroom detached house located a short distance from Kingsbridge Town Centre. The property benefits from a gravel rear garden which could potentially be used for parking as well as a small level front garden and has attractive views over the town.



Brookland House Wallingford Road, Kingsbridge, TQ7 1NF

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

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, chrome 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. £2492 per annum.

EPC F

TENURE

Freehold.

SERVICES

Electricity, water and drainage are connected.

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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