



2 Waterloo Place Duncombe Street, Kingsbridge

In Excess of £500,000

HARRIET  
GEORGE

## 2 Waterloo Place

Duncombe Street, Kingsbridge

A stylish and sympathetically restored double fronted Georgian town house.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters.

The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College.

Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.

Waterloo Terrace is one of the most iconic terraces in Kingsbridge, ideally positioned to easily access all the town's wonderful amenities on foot.

Council Tax band: E

Tenure: Freehold



The interior of this elegant terraced house is beautifully presented, having been thoughtfully renovated, and the wealth of period character and charm extends well beyond the facade.

The wonderfully proportioned accommodation is arranged over two floors. The gracious entrance hall has a stripped wooden floor, staircase rising to the first floor and access to the utility room with downstairs WC. On the right is a sitting room with working shutters, wood burning stove and large sash window overlooking the front garden. The kitchen dining room is a sociable dual aspect space with wood burning stove and sash window to the front.

On the half landing is a family bathroom and a short flight of stairs lead up to the first floor which has four bedrooms. The principal bedroom has fitted cupboards either side of the chimney breast and a contemporary en-suite shower room.

The basement cellar with slate flagstone floor offers excellent storage.

Standing behind cast iron railings on an historic stone wall, 2 Waterloo Place is well set back from the road with a front garden laid to lawn and path meandering up to the front door.

At the rear is a private south facing walled garden, partly paved with a level lawn. A gate leads to a path which gives access to Bellevue Road.

## SERVICES

Mains water, drainage, gas and electricity.

## DIRECTIONS

From the centre of Kingsbridge, proceed up Fore Street and bear right into Duncombe Street. Follow this road down over the hill and Waterloo Place will be found a few yards past the car park on the right hand side.



Approximate Gross Internal Area = 170 sqm / 1830 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

# Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.