



3 Lower New Houses

South Allington, Kingsbridge, TQ7 2LZ

£259,950



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If you are looking for a typical Devonshire country cottage, then 3 Lower New Houses certainly fits the bill. Located in South Allington which is a short drive from the beaches of Mattiscombe and Lannacombe, this 3 bedroom property is nestled down a quiet country road and is surrounded by fields.

Location

South Allington is a hamlet near rugged coastline and close to East Prawle and less than 7 miles from the market town of Kingsbridge. There are several excellent (and dog-friendly) beaches in the vicinity along with magnificent cliffs and delightful coves, lending themselves to coast path walks.

The Property

3 Lower New Houses is a charming 3 bedroom cottage that requires modernisation and has the potential to be a perfect home, bolt hole or holiday rental. The property comprises;

The front door enters into a handy internal porch, with plenty of space for coats and boots. Continue into the lounge which is a cosy space exuding rustic charm with its exposed beams and a decorative fireplace; perfect for relaxing evenings by the fire.

The property has a modest yet functional kitchen which would benefit from modernisation to suit contemporary needs. Currently the kitchen has an electric oven with hob and a Belfast sink with drainer. There is a large built in larder and additional cupboard housing the immersion heater. There is also space for a small table and chairs.

Next to the kitchen up a couple of steps is a conservatory which is where the current owners store their fridge freezer. Sliding patio doors take you to the courtyard garden and rear gate around the back of the property. It is the perfect place for taking off dirty wellies at the end of a country walk.





Also on this level is the family bathroom equipped with bath with electric shower over, WC and basin. There is an electric heater and obscure glass window to provide natural light.

Upstairs

Upstairs there are 3 bedrooms, all of which require modernisation with the potential to reconfigure the layout, but all of which are also a good size. Bedrooms 1 and 2 are at the front of the house and benefit from views of the fields which are currently a stunning yellow from the rapeseed flowers. Bedroom 3 overlooks the rear field and back courtyard.



The landing is of a good size and has the potential for further storage.

Outside

Immediately to the rear of the property is a small courtyard which currently has a good sized storage shed. The courtyard has an outside tap along with space for bins.

The rear gate takes you behind the rear of the properties and takes you to your away garden. This is laid to lawn with a few mature shrubs and has a greenhouse for potting some seeds for a veggie patch.



Parking for the property is just a short walk away from the house where there is a car port for 2 cars and plenty of room in the layby for additional parking.

Further Information

Services - Mains water and sewerage, electric heating.

Council Tax Band B

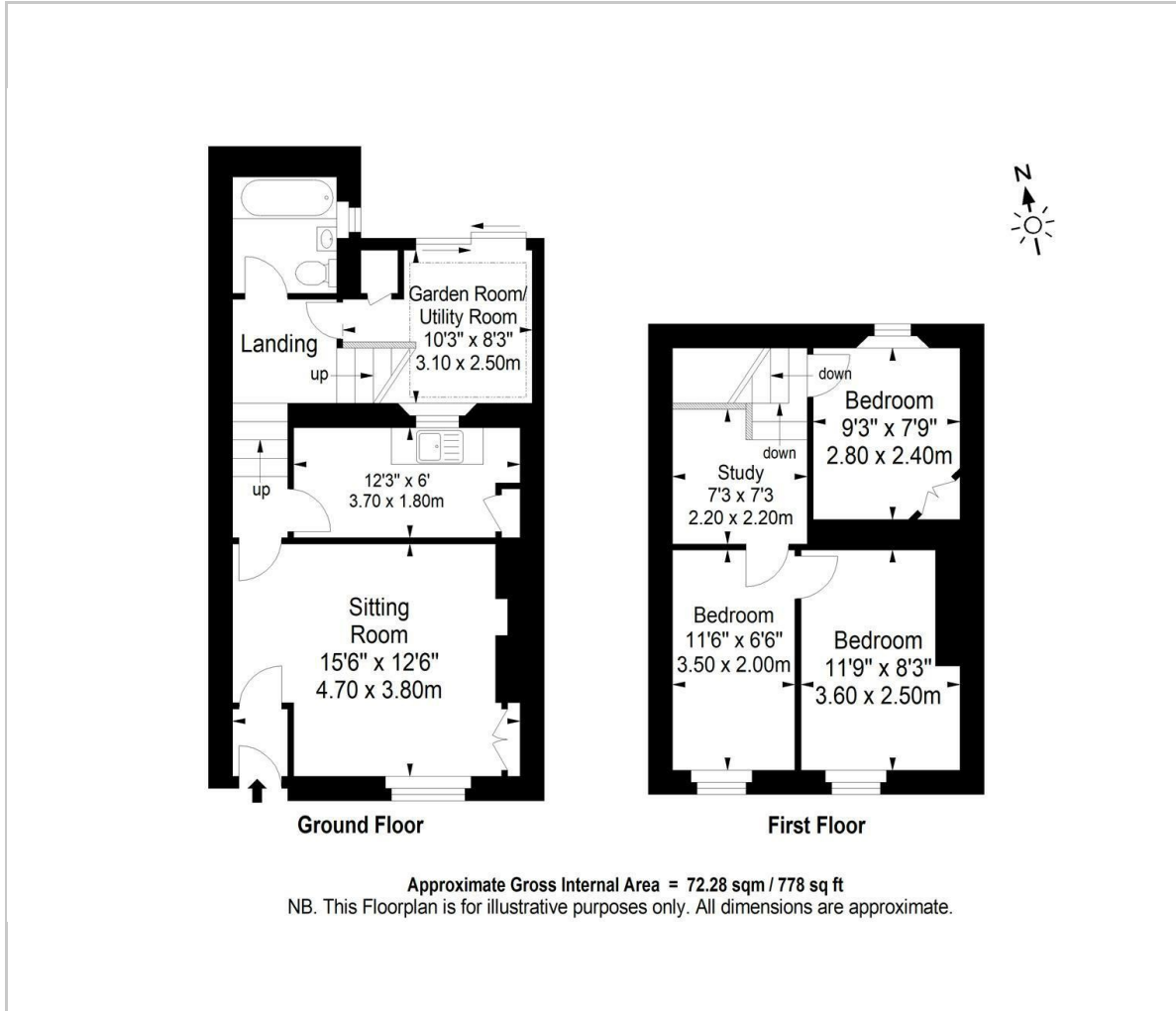
Broadband – Standard up to 21Mbps download speed (Ofcom data) and possible O2 coverage for mobile (Ofcom data).

Tenure – Freehold

Standard Construction



Floor Plan



Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

