



15 Manor Park
Kingsbridge, TQ7 1BB
Asking Price £375,000



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A sizeable 3 bedroom family home that is in a highly sought-after area of Kingsbridge and is a short walk from the town centre and the locals school. It offers both spacious and versatile accommodation, but the key feature is the substantial and attractive garden perfect for exploring or for a keen gardener.

Kingsbridge

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.

The Property

Entering through the front door, takes you in to a good-sized kitchen/diner. The kitchen is fitted with a range of wall and floor cream gloss units with a wood effect worksurface. There is plenty of storage cabinets along with space for a washing machine, fridge-freezer and integrated dishwasher. There is an electric oven with electric hob and extractor over and a modern boiler is also located here. A large window by the sink looks onto the side garden which makes it perfect to keep a watchful eye on your children in the garden whilst washing up!

The dining area has room for a table and chairs and has another large window allowing lots of natural light.

Also on this level is a handy utility area with space for a tumble dryer and plenty of room to put coats and boots.

Through the utility room takes you to a modern shower room with enclosed shower unit, WC and basin.





Down a few steps brings you to a hallway and immediately to the left is a lovely bright lounge with a large window overlooking the garden and pond and sliding patio doors taking you to the side garden.

There are two large double bedrooms on this level also both with views of the garden and pond and Bedroom 1 benefits from substantial built in wardrobes.

Up a few steps takes you to the third bedroom and a separate shower room which requires a bit of modernisation. The hallway has storage and a back door that leads to the driveway and garage.



Outside

To the front of the property there is a driveway leading to the garage. There is access around the property with steps leading down to the garden. The property has a large garage, perfect for storage and also a further storeroom below which when finished, could make a nice garden room or outside office space.

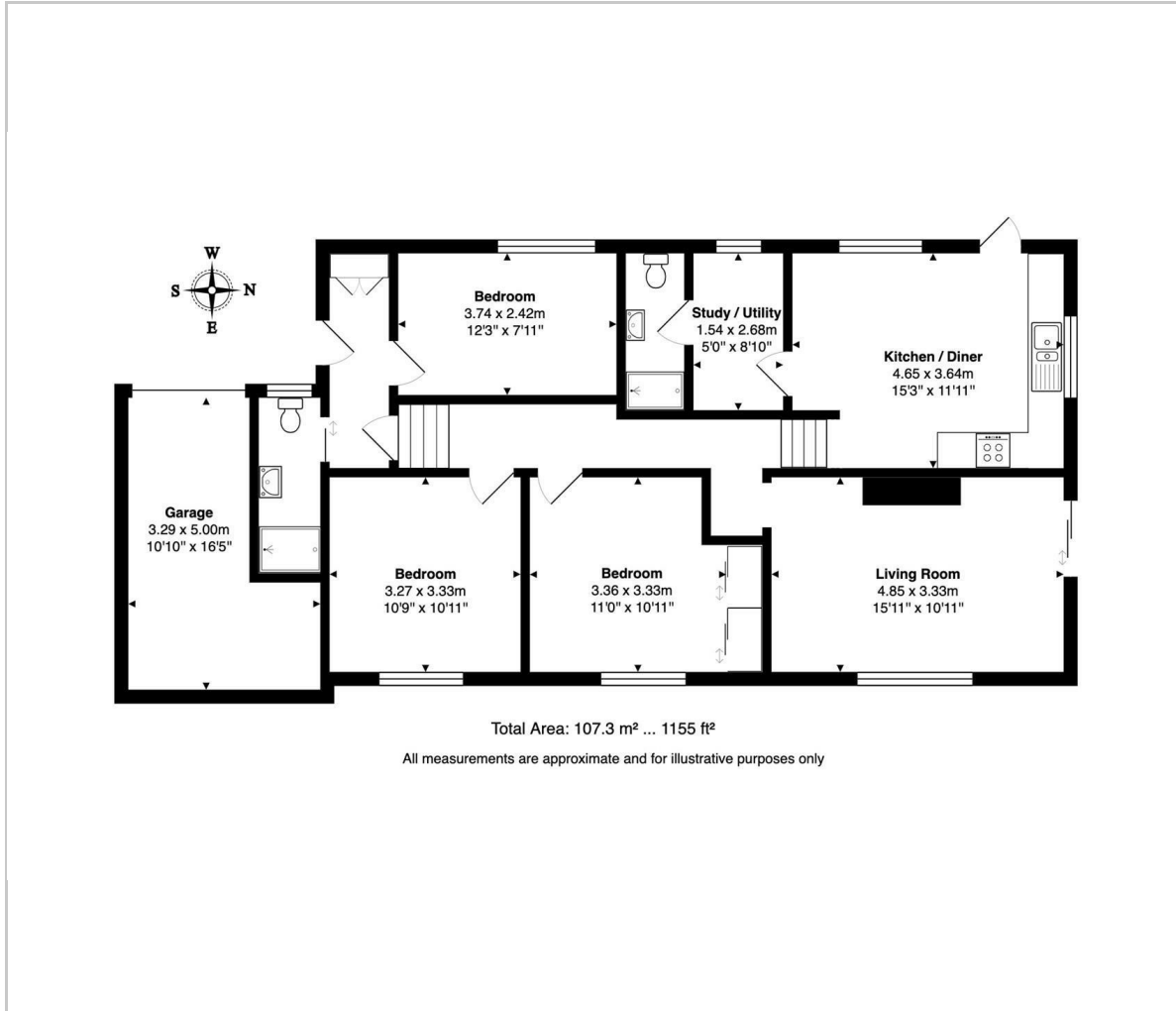


The garden is the highlight of this property and comes with its very own stream fed pond. The garden is large and full of promise with areas laid to lawn, plenty of mature shrubs and plants and a decked area outside the kitchen which is perfect for enjoying alfresco meals.

Tenure: Freehold
 Services: Mains electricity & water, Gas Central Heating
 Council Tax Band: D
 Construction: Standard brick and slate
 EPC Rating: C
 Ultrafast Broadband and some mobile providers available in location (Ofcom Data)



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

