

£265,000

FOR SALE



3 Bedroom Terraced House - Kingsbridge

- ❖ 3 bedroom terraced house
- ❖ Beautifully presented
- ❖ Open plan living space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Enclosed Garden
- ❖ Gas Central Heating
- ❖ Popular Town location
- ❖ Close to Schools



24 Trebblepark Walk, Kingsbridge



Property Summary:

A spacious 3 bedroom property with open plan living area and tranquil garden set in the centre of Kingsbridge. With residential parking and easy access to amenities, this property is the perfect family home or buy-to-let investment.

About the Area:

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.

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The Property:

24 Treblepark is a perfect family home in a town centre location. Having being modernised throughout, this property is ready to move into with nothing needing to be updated and the property comprises;

Enter the property into a hallway with wood effect flooring which is continued throughout the whole of the downstairs. A downstairs WC is to the left and is modern, fresh and clean. There is plenty of space to hang up coats and there are two useful storage cupboards to hide away shoes and keep the entrance tidy.

Move on into the open plan lounge, dining area and kitchen with double doors leading to the garden and bringing in lots of natural light to make the room bright and airy.

The kitchen has cream floor and wall units with space for a fridge freezer, dishwasher and washing machine. There are plenty of units of storage and an electric oven with extractor over to make the kitchen complete. A circular stainless steel sink with drainer adds character and is under a window overlooking the front of the property.

Upstairs:

Up the stairs and there is a good-sized landing with loft access.

Bedrooms 1 and 3 overlook the garden with Bedroom 1 being a good-sized double and Bedroom 3 being a large single room. With the trees behind the garden, there is plenty of privacy for these rooms.

Bedroom 2 is a very large double room with window overlooking the front of the property and is a lovely bright room. The Family Bathroom is equipped with a white suite of bath with electric shower over, WC and pedestal basin. With cream tiles and wood effect vinyl floor, the bathroom is modern and clean.

Outside:

The garden to this property is like a tranquil haven. As the property is at the back of the estate, it has the benefit of backing on to trees meaning all you can hear in the garden is birdsong.

There is a patio area for barbecuing and steps up to a lawned area with flower beds so you can add some colour to the garden. The old outhouse is now used as additional storage and has electric available and currently houses the dryer.

There is also a shed for storing garden furniture and/or bikes.

Whilst there is no allocated parking with this property, there is often parking at the front and there are residential car parks on the estate also.

Services & Further Information:

Tenure: Freehold

Services: Mains water, electric and gas. Gas Central Heating.

Broadband Speeds: Superfast Broadband available with speeds of 80Mbps (Ofcom).

EPC Rating: C

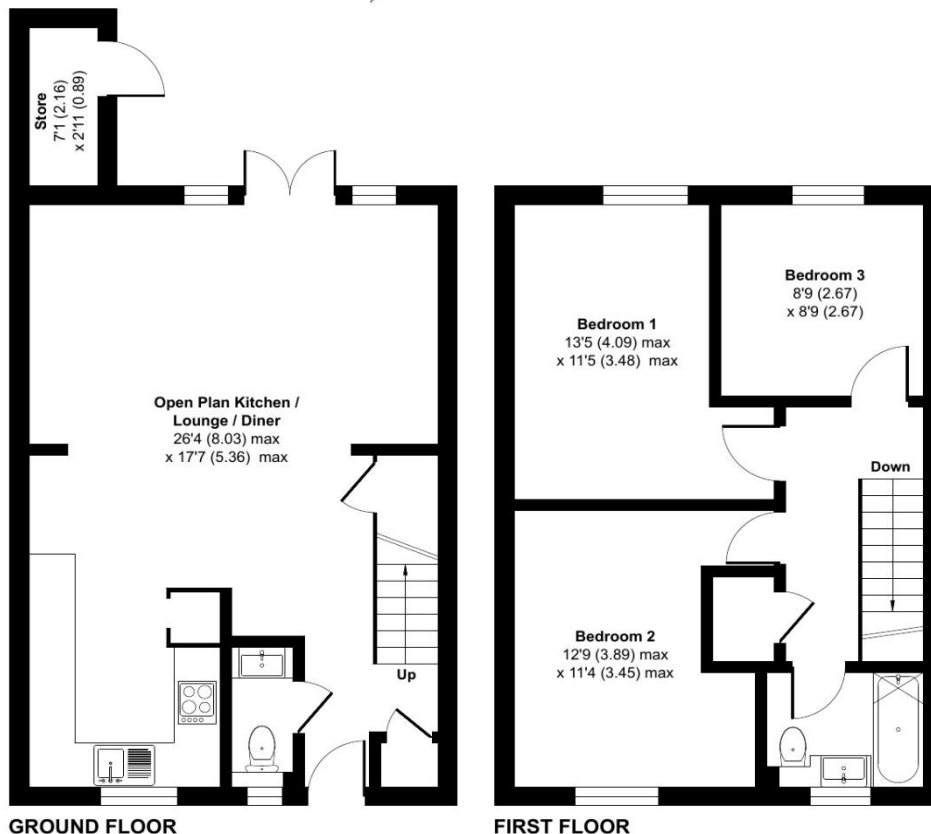
Council Tax Band: B

The Property is of Standard Construction.

Please note that this property was built for South Hams District Council and may not be used as a holiday or second home but would make a perfect first time buy or a buy-to-let investment.

Treblepark Walk, Kingsbridge, TQ7

Approximate Area = 940 sq ft / 87.3 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 962 sq ft / 89.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1141332



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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