

£335,000

FOR SALE



3 Bedroom Property - Kingsbridge

- ❖ 3 bedroom property
- ❖ Newly refurbished
- ❖ Spacious living room
- ❖ Large Bathroom
- ❖ Modern kitchen/diner
- ❖ Large Enclosed Rear Garden
- ❖ Close to amenities
- ❖ Popular Village location
- ❖ No Chain



3 Rack Park Road, Kingsbridge



Property Summary:

3 Bedroom property in the heart of Kingsbridge that has been recently renovated to a high standard. Close to all amenities and the Recreation Park, this would make a perfect family home and is ready to move into with no chain.

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:

3 Rack Park Road is the perfect family home due to 3 good-sized bedrooms, a large family bathroom, enclosed garden and is situated in a location close to amenities, schools and recreation parks. The property comprises;

Enter through a UPVC door into a handy and spacious porch with room for coats and shoes as well as being a handy utility area with plumbing for washing machine and space for a dryer. The tile floor makes it easy to maintain and there is plenty of storage to keep it tidy.

Through a further UPVC door leads into the kitchen/diner which consists of cream wall and floor units with a grey work surface above. There is an electric oven with hob and extractor over as well as an integrated dishwasher and stainless steel sink and drainer. There is plenty of space for a large American style fridge freezer and to the end of the kitchen is a space for a table and chairs for dining.

The reception room is a lovely large and bright space with double patio doors leading to the garden. There is an electric fire with surround to create a cosy ambience in the winter months.

There is also a handy downstairs cloakroom with white WC and basin.

A hallway with understairs storage leads to a door to access the garden and stairs up to the first floor.

Upstairs:

To the front of the property is a single bedroom and a small double bedroom.

The spacious landing has a number of built in cupboards for storage and access to the loft which is also boarded and accessible via a ladder for additional storage requirements.

The main bedroom is a large double room with built in wardrobes and dressing table with window overlooking the garden and views beyond.

The family bathroom is a very good size and of a contemporary style. It comprises of both a large bath and an enclosed shower unit, WC and basin with plenty of built in cupboard space to keep the bathroom tidy. A skylight window adds plenty of natural light.

Outside:

The front of the property has a small courtyard with space for bins.

The rear garden is a lovely big garden stretching down to a handy shed which could easily be converted in a home office space. There is a decked area directly outside the lounge with steps down to the garden which would make a lovely place to sit and enjoy the view at the end of the day. The remainder of the garden is part patio and laid to lawn with flower beds to the edges with shrub borders.

The property is ready to move into having been recently renovated and would make a lovely family home or a good buy-to-let investment.

Services & Further Information:

Tenure: Freehold

Services: Mains electric and water supplies, 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.

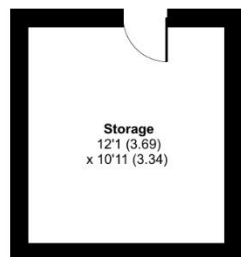
Rack Park Road, Kingsbridge, TQ7

Approximate Area = 1094 sq ft / 101.6 sq m

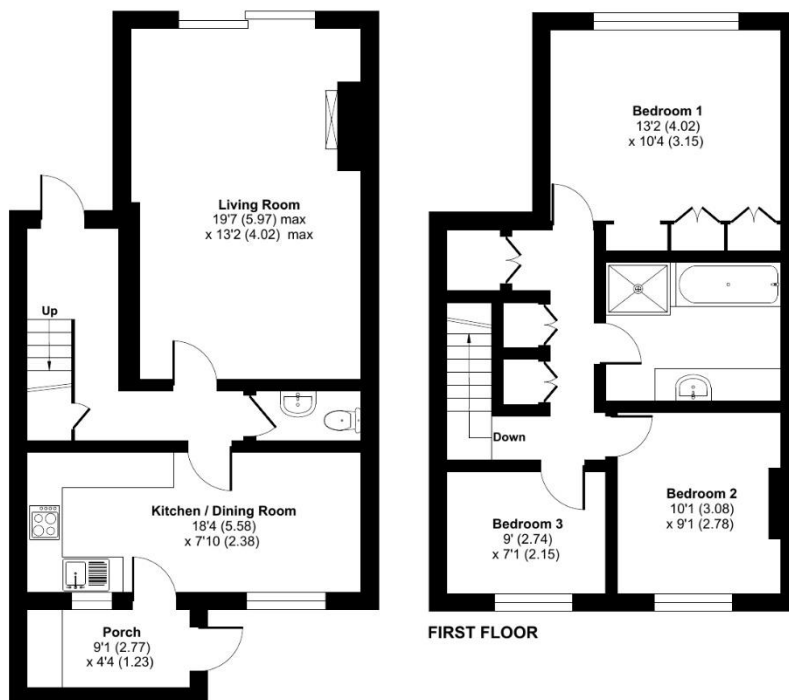
Outbuilding = 133 sq ft / 12.3 sq m

Total = 1227 sq ft / 113.9 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1154737



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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