

£240,000

FOR SALE



## 2 Bedroom Terraced House - Kingsbridge

- ❖ 2 bedroom terraced house
- ❖ Enclosed Garden
- ❖ Allocated Parking
- ❖ Loft Room perfect for home office
- ❖ Level walking access to town
- ❖ Council Tax Band B
- ❖ No onwards chain
- ❖ Quiet cul-de-sac location



## 11 Lime Grove, Kingsbridge



### Property Summary:

A 2 bedroom property in the heart of Kingsbridge and easy access to amenities. This property benefits from an enclosed garden, allocated parking space and is situated down a quiet cul-de-sac. There is a further converted loft space which would be perfect for an office for homeworkers. With no onward chain, this property is ready to go and viewing is highly recommended.

### 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.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

**The Property:**

11 Lime Grove is a perfect first-time buy or investment buy-to-let property. With garden, parking and a great location, the property comprises;

Enter the property through a part-glazed wooden door to a useful and welcoming entrance porch with a further glazed door through to the reception room.

The reception room is situated at the front of the property and has a window bringing in the natural light and the stairs leading up to the first floor.

A further door leads you to the kitchen which is fitted with a range of wall and floor mounted units with workspace above and an inset sink and drainer. There is space and plumbing for a washing machine, and also a freestanding oven with extractor over. The Worcester boiler is also located in the kitchen.

An opening takes you through into the bright and sunny conservatory which also has the benefit of a radiator making it a useful space all year round to use either as a dining area or play room for little ones. Double doors lead you out to the garden.

**First Floor:**

Upstairs there is a landing space that has loft access and a useful built-in storage cupboard and doors to the main rooms.

The main bedroom is to the front of the property and is a double bedroom with built-in wardrobe and window to the front elevation.

Bedroom 2 is a single bedroom and situated to the rear of the property.

The Bathroom comprises of a white suite with bath with shower over, lower level WC, and hand wash basin.

A small inner hall, leads to the ladder stairs to the loft room which is a convenient loft space with skylight and point points with access to storage eaves which would make the perfect office space.

**Outside:**

To the front of the property is a garden laid mainly to lawn and the property also has a private parking space to the front. To the rear is a fully enclosed garden and is paved for easy maintenance.

**Further Information & Services:**

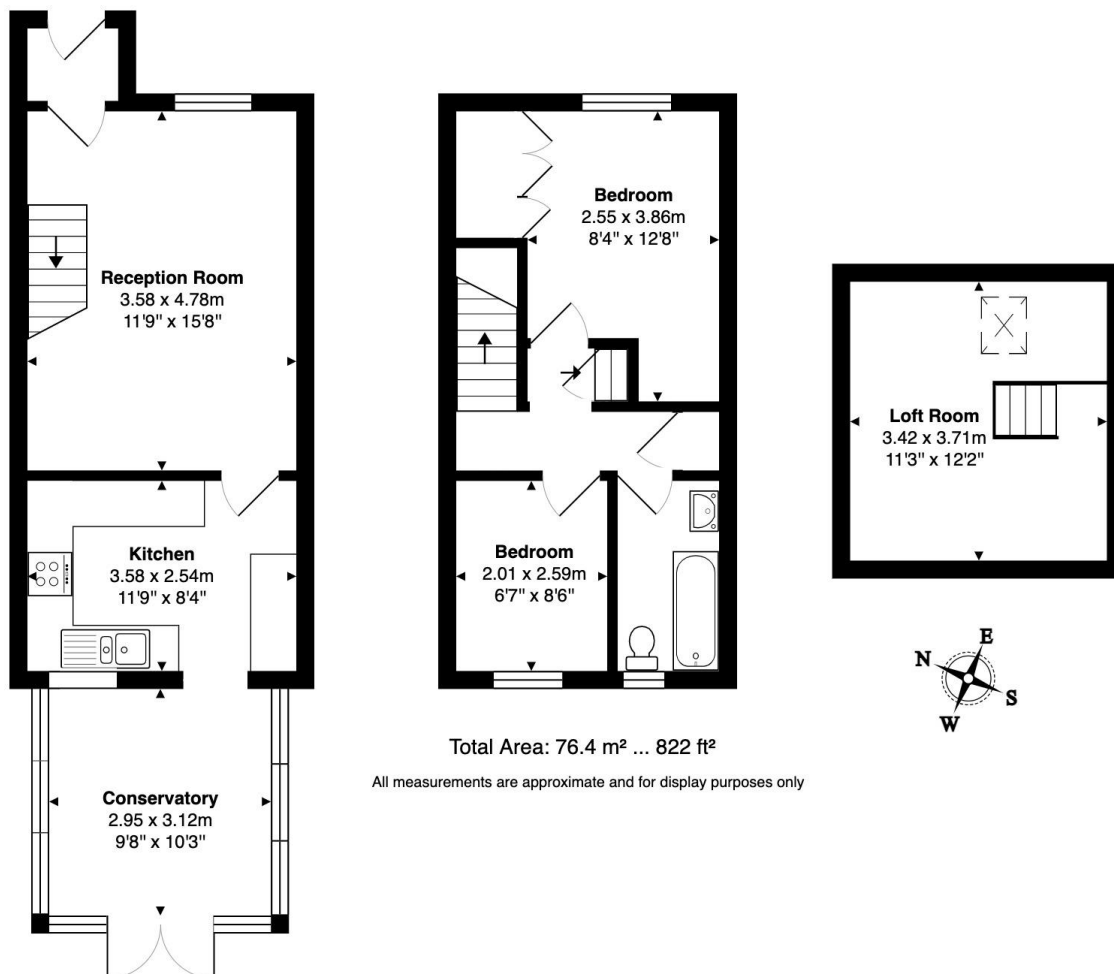
**Tenure:** Freehold

**Services:** Mains electric, mains water, gas central heating.

**Council Tax:** Band

**EPC Rating:** D

**Broadband Speeds:** Ultrafast Broadband available with speeds up to 1800Mbps (Openreach)



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		