

£350,000

FOR SALE



3 Bedroom Terraced House – West Alvington

- ❖ 3 bedroom terraced house
- ❖ Beautifully presented
- ❖ Village Location
- ❖ Walking distance to Kingsbridge
- ❖ Enclosed Southerly facing garden
- ❖ Countryside views
- ❖ 2 Reception Rooms
- ❖ Period Features
- ❖ Perfect Family Home



2 Phoenix Place, West Alvington



Property Summary:

A beautifully presented 3 Bedroom property in the heart of West Alvington, this home is deceptively big inside. With 3 double bedrooms and 2 good-sized reception rooms, this property also boasts a lovely enclosed garden with far-reaching countryside views. With no onward chain, this property is bound to be popular so early viewing is essential.

About the Area:

West Alvington is situated on the outskirts of Kingsbridge and has the popular Ring O'Bells pub, an impressive church and a village hall in its midst. The village has some excellent primary schools in its catchment area, as well as one within the village itself and is within the catchment for Kingsbridge Secondary too. Located within a short distance from some stunning beaches in Bantham and Thurlestone and there are some wonderful walks either through fields or woods on your doorstep.

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

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The Property:

2 Phoenix Place is a spacious property situated in the heart of West Alvington but is within easy walking distance of Kingsbridge town and the secondary school. Currently used as a holiday rental, it is beautifully presented throughout and benefits from no onward chain. A perfect family home, this property comprises;

Enter the property into an entrance hall with space to hang your coats. A further glass door leads to the inner hallway with access to the downstairs rooms and benefits from lots of under stairs storage which includes a cupboard that houses the washing machine.

The lounge at the front of the property is a good-sized but also cosy room with decorative fireplace and large sash window. With built in low level cupboards in the alcoves for storage, the room is warm and inviting as well as practical.

The kitchen is compact but perfectly formed and has an integrated fridge freezer, dishwasher and electric oven with gas hob and extractor over. The white sink and drainer is under the big window and has stunning views across the garden and over the countryside beyond. The kitchen has been thoughtfully designed to feature plenty of wall and base units for all your kitchen requirements.

Just off to the side of the kitchen is the dining room which has beautiful slate flooring, a velux window and double doors opening into the garden. The room is bright and airy and perfect for entertaining. An archway takes you to the second reception area which is carpeted and cosy with decorative fireplace and would make a perfect snug, kids play area or office for homeworkers.

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

Upstairs:

Upstairs you will find 3 double bedrooms and the bathroom. The large landing has a number of built in wardrobes for storage and access to the loft.

Bedroom 3 is a double room to the rear of the property with a large window framing the countryside views.

Bedroom 2 is also to the rear of the property and is a large double room with decorative fireplace and Bedroom 1 is another large double room to the front elevation with built in storage.

The Family Bathroom is another bright room with the velux window bringing lots of natural light and consists of a white suite of bath with rainfall shower head and shower screen, WC, basin and towel warmer.

Outside:

The property benefits from a lovely Southerly facing enclosed garden. There is a raised patio area, perfect for barbecuing or relaxing at the end of the day whilst you take in the countryside views. Down a few steps, there is an area laid to lawn with border flowerbeds and a gate at the end takes you out to a pathway behind leading to plenty of country walks in the village.

Whilst there is no allocated parking, the village of West Alvington has a residents car park which is situated opposite this property and is only a very short walk from the front door.

Further Information & Services:

Tenure: Freehold

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

EPC Rating: C

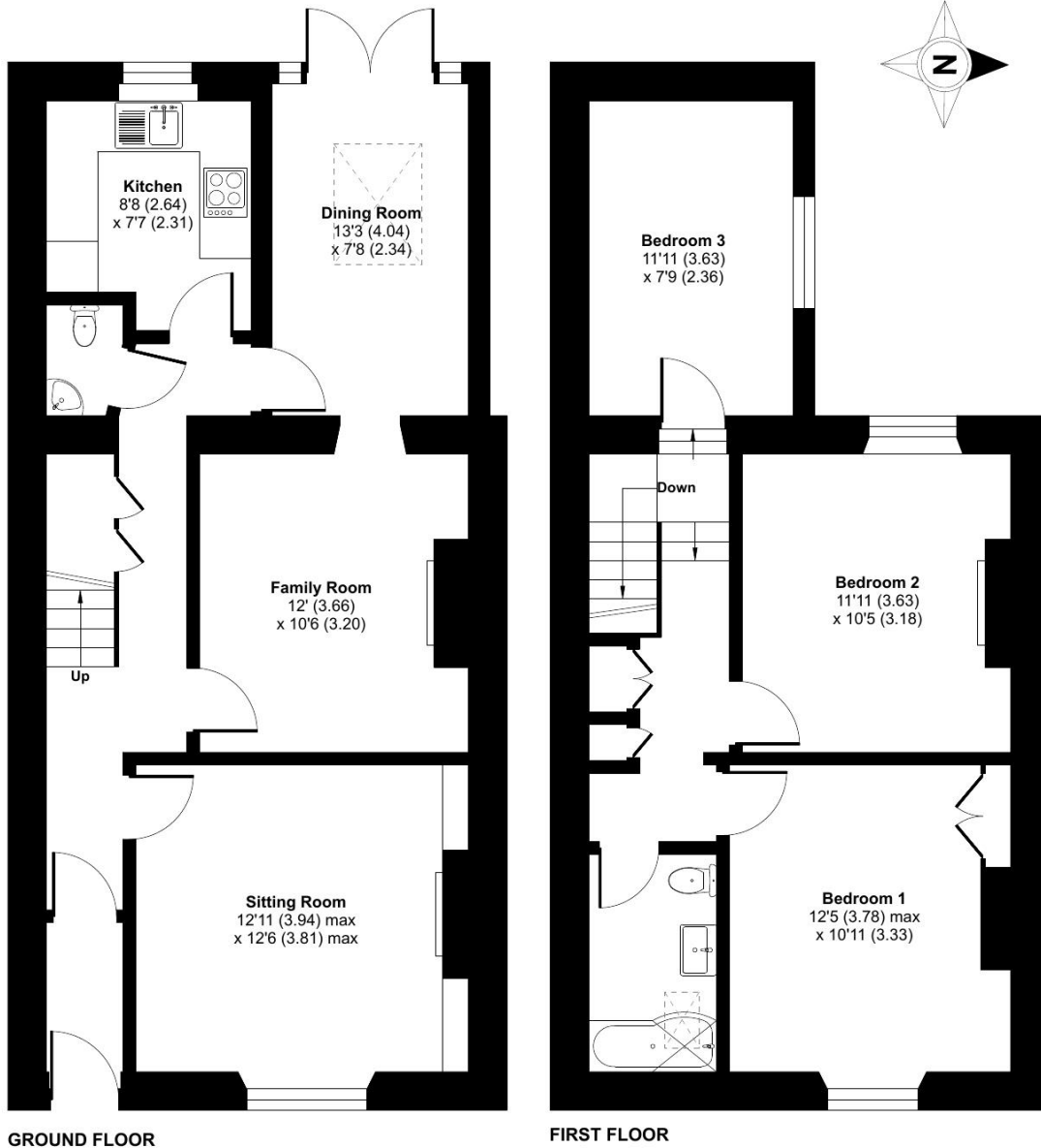
Council Tax: Band C

Broadband Speeds: Ultrafast Broadband Available with speeds up to 1800Mbps

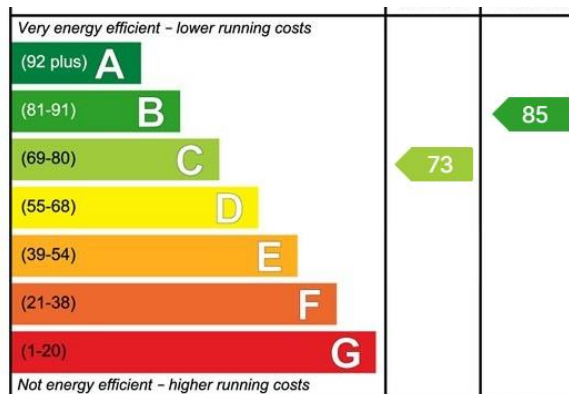
Phoenix Place, West Alvington, Kingsbridge, TQ7

Approximate Area = 1141 sq ft / 106 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: 1187425



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