

# £535,000

Guide Price

# FOR SALE



## 10 Ebrington Street, Kingsbridge

- ❖ 4 Bedrooms
- ❖ Garage Parking
- ❖ Newly Refurbished
- ❖ Popular Town Centre Location
- ❖ Original Period Features
- ❖ Modern Bathrooms
- ❖ Sunny Courtyard Garden
- ❖ Generous Reception Room
- ❖ Open Plan Kitchen/Diner
- ❖ Walking Distance to Amenities
- ❖ EPC C
- ❖ Gas Central Heating
- ❖ Period Cottage



## 10 Ebrington Street, Kingsbridge

### Property Summary:

A superbly refurbished 4 bedroom terraced house in the centre of Kingsbridge. There is a generous living room, a bright and modern kitchen/diner and 4 double bedrooms and whilst having been fully refurbished, it still retains many period features. With a large garage, suitable for parking 2 small cars and an easy-to-maintain enclosed sunny garden, this property is ideal for a family or perfect holiday rental.

### 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**

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**The property:**

Welcome to 10 Ebrington Street, a beautifully presented 4 bedroom terraced property in the heart of Kingsbridge. Built in 1851 but having recently been lovingly refurbished, there is plenty of period charm fused with modern living that will appeal to a range of buyers.

**Downstairs:**

Enter the property into a bespoke timber and glazed porch and into a large welcoming hallway with original slate flooring, complete with a restored decorative fireplace and there is also plenty of storage space under the stairs for coats and boots.

From the hallway, there is an open plan kitchen and dining area. The kitchen comprises an array of duck egg blue base and wall units with walnut worksurface above. There is an inset ceramic sink under a large window and there is an integrated dishwasher as well as a double electric oven with electric hob and extractor over. With space for a fridge-freezer and also a separate area which has space and plumbing for a washing machine and dryer, this kitchen has everything you need to create some culinary delights.

Through a hallway leads you to a spacious and bright reception room. There are double sliding doors leading to the garden.

Also downstairs is a good-sized cloakroom with WC and basin and a door leads to the garage.

**Upstairs:**

Upstairs there are 4 double bedrooms with two bedrooms to the front of the house and two bedrooms to the rear. The main bedroom has a feature stone wall and benefits from a modern en-suite with enclosed shower, WC and basin with plenty of storage.

Bedroom 2 at the rear of the property is a generous room, full of light due to the double door leading to a composite balcony with space for a small table and chairs; the perfect place to relax and enjoy the peace before bed.

Bedrooms 3 and 4 benefit from built-in storage and are both good-sized double rooms.

The Family Bathroom has the advantage of having both a large enclosed shower as well as a big bath. There is basin with lots of storage under and a huge mirror above as well as WC and towel warmer. An electrically-controlled velux window brings in natural light and the bathroom has been finished to a high standard.

**Outside:**

The property has a lovely courtyard garden to the rear which is South-Westerly facing and captures the sunshine through the afternoon and early evening and is perfect space to enjoy a barbecue and some drinks in the sunshine. There are raised beds ready to be planted with your favourite flowers and the current owner reused floor joists from the property to create two benches.

There is a large garage with electric door and plenty of space for either one large car or two small cars. There is electric in the garage and fitting an charging point for electric cars would be straightforward.

**Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

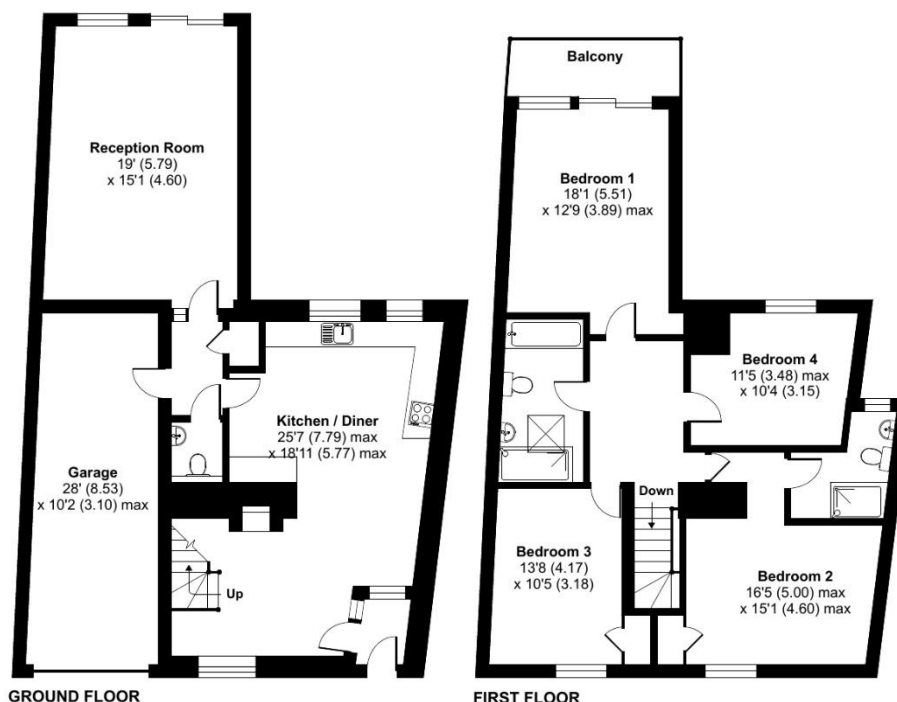
## Ebrington Street, Kingsbridge, TQ7

Approximate Area = 1804 sq ft / 157.6 sq m

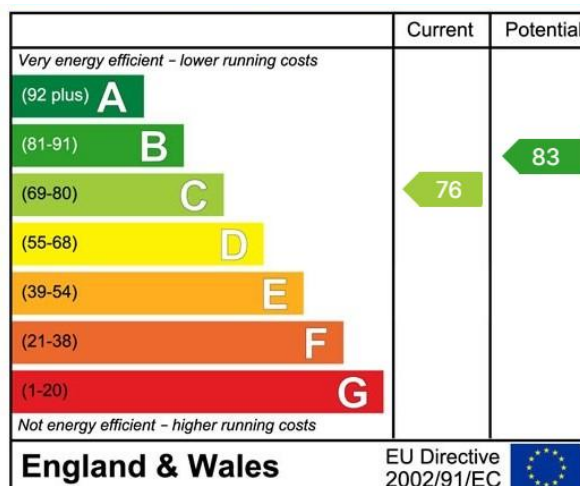
Garage = 264 sq ft / 24.5 sq m

Total = 2068 sq ft / 192.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1203885



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