

£315,000

FOR SALE



3 Bedroom Town House - Kingsbridge

- ❖ 3 Double Bedrooms
- ❖ Allocated Parking
- ❖ Views across Town & Countryside
- ❖ Enclosed Patio Garden
- ❖ Beautifully Presented
- ❖ Walking Distance to Town Centre and Schools
- ❖ EPC Rating C
- ❖ Council Tax Band B
- ❖ Gas Central Heating
- ❖ Perfect Family Home



3 Scholars Walk, Kingsbridge

Property Summary:

A beautifully presented family home in the heart of town. This spacious property boasts a bright kitchen-diner, a well-designed family-friendly layout, and a delightful conservatory with garden views. Offering convenient residential parking and close proximity to local amenities, it provides everything needed for comfortable modern family living.

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:

This semi-detached townhouse is ideally situated in a quiet cul-de-sac, just a short walk from the town centre and the local schools.

Upon entering, the hallway provides access to a cloakroom and staircase with built-in storage beneath.

To the right is a modern, well-equipped kitchen and features an array of oak base and wall units allowing for plenty of storage. There is an electric oven and hob with extractor over as well as plumbing and space for a washing machine. There is also a space for a free-standing fridge/freezer.

At the rear of the property is a spacious south-facing living and dining room which is a bright and inviting space, enhanced by a fireplace, skylights, and glazed French doors with side panels, allowing for plenty of natural light and direct access to the garden.

The first floor comprises two generously sized double bedrooms, both with built-in wardrobes. There is a modern Family Bathroom fitted with a walk-in shower, WC and a washbasin with storage below.

The top floor hosts a spacious third double bedroom, complete with skylights, a storage cupboard, and a further modern en-suite bathroom with a bath with overhead shower, WC and basin.

Outside:

The patio garden is southerly-facing and fully enclosed. There is a handy shed for storage as well as plenty of room for a table and chairs so you can enjoy a meal outside in the warmer months.

Additionally, the property benefits from a dedicated parking space.

Further Information & Services:

Tenure: Freehold

Service Charge: £346 per annum

Services: Mains Electricity and Water, Gas Central Heating

EPC Rating: C

Council Tax: Band B

Broadband Speeds: Ultrafast broadband available with speeds up to 1000Mbps (Openreach)

This property is made up of standard construction.

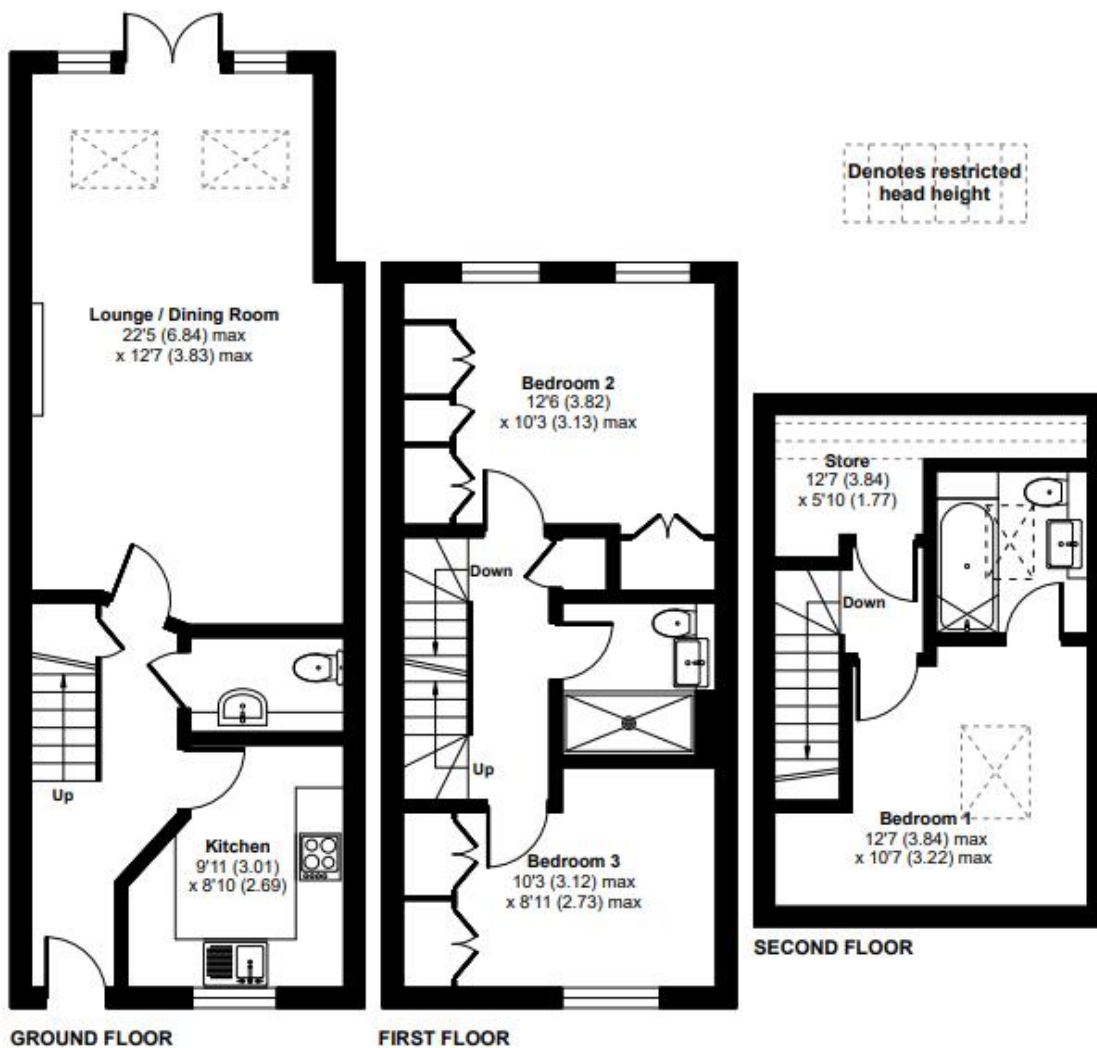
Scholars Walk, Kingsbridge, TQ7

Approximate Area = 1059 sq ft / 98.3 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 1082 sq ft / 100.4 sq m

For identification only - Not to scale



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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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