

£250,000

FOR SALE



3 Bedroom Terraced House - Kingsbridge

- ❖ Good-sized Enclosed Garden
- ❖ Modern Kitchen/Diner
- ❖ Spacious Lounge
- ❖ Close proximity to schools and amenities
- ❖ Mid-Terrace House
- ❖ Clean & Modern Bathroom
- ❖ Beautifully Presented
- ❖ Residents Parking
- ❖ Council Tax Band B
- ❖ 3 Bedrooms



5 Barnfield Walk, Kingsbridge



Property Summary:

This well-maintained home offers spacious family accommodation with a modern finish. The ground floor includes a generous kitchen/dining area and a bright sitting room. Upstairs, there are two double bedrooms, a single bedroom, and a good-sized modern bathroom. The enclosed garden features a timber-decked seating area and a patio, ideal for outdoor dining.

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:

This beautifully-presented home offers spacious family accommodation and is decorated to a high standard throughout. The entrance hall is bright and welcoming with the staircase directly in front and a handy under stairs storage area. The door leads to a well-proportioned sitting room which is a light and airy space with a south-facing window, allowing plenty of natural light.

A further doorway takes you to the kitchen/diner which is a well-equipped space with plenty of floor and wall-mounted cupboards for storage. The kitchen features a one-and-a-half bowl stainless steel sink with a drainer set into a granite-effect work surface with a tiled splashback. Integrated appliances include an electric double oven, with gas hob and extractor over, as well as a dishwasher and a fridge/freezer. There is space and plumbing for a washing machine and tumble dryer. The ceramic tiled floor extends throughout, with windows overlooking the rear aspect and a part-obscure glazed door leading to the garden.

Upstairs

The landing provides access to the roof space and a built-in airing cupboard housing a gas-fired combi boiler.

Bedroom 1 is a spacious and attractive double bedroom with a front-facing window. Built-in wardrobes provide ample storage.

Bedroom 2 is a well-presented double bedroom with a south-facing window, ensuring a bright and airy feel and bedroom 3 is a single bedroom with a south-facing window.

The Family Bathroom is fitted with a modern white suite, including a bath with shower over, a pedestal wash hand basin, and a WC. Fitted shelving offers extra storage, and the chrome radiator/heated towel rail brings warmth. Obscure glazed windows provide privacy while allowing natural light to filter in.

Outside

There is a charming gravelled front garden providing a welcoming entrance. To the rear is a good-sized garden which is part-decked and part paved. The back door leads directly onto a superb composite decked seating area, enclosed by a timber balustrade and rail. Two further steps descend to a patio with a flower border to one side. At the end of the garden, double timber gates allow for vehicular access if required. There is a useful outside store to keep any garden equipment.

Further Information & Services:

Tenure: Freehold

Services: Mains Electricity and Water, Gas Central Heating

EPC Rating: C

Council Tax: Band B

Broadband Speeds: Superfast broadband available with speeds up to 76Mbps (Openreach)

This property is made up of standard construction.

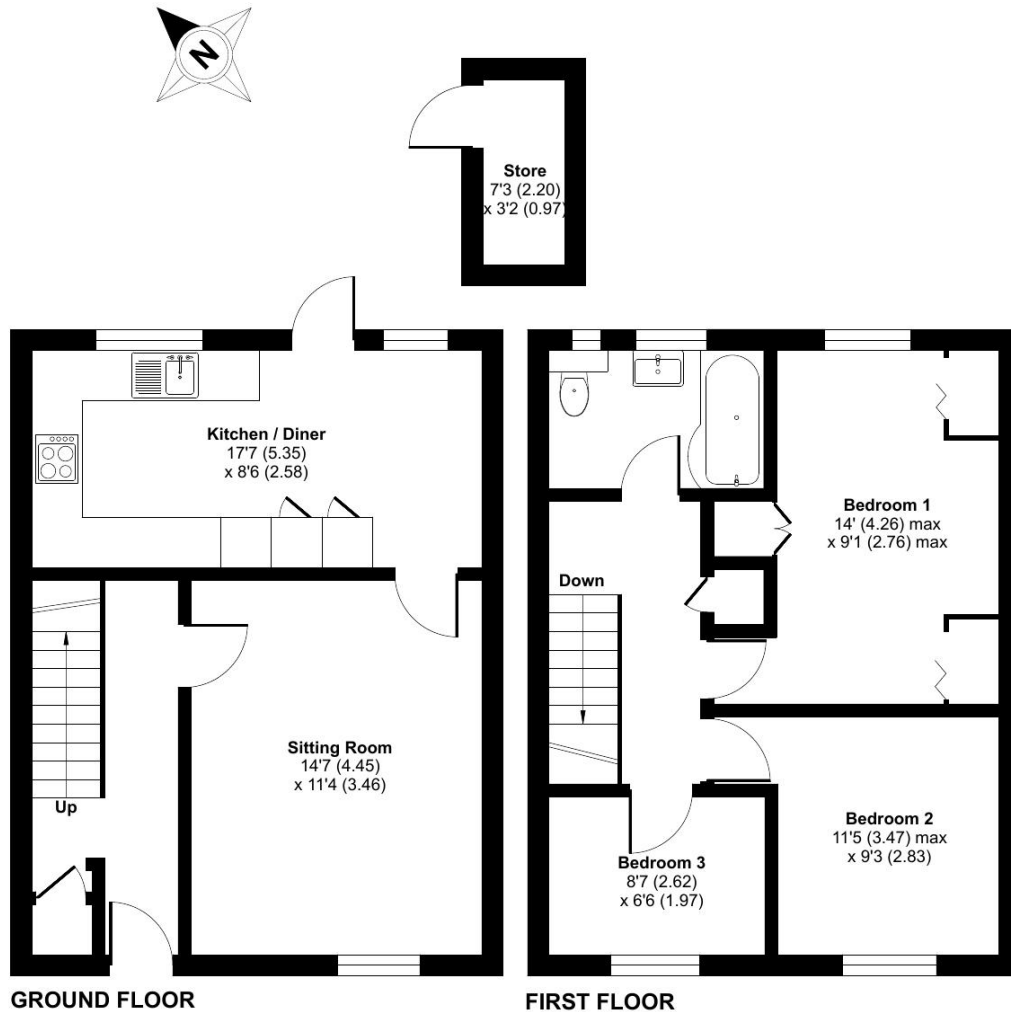
Barnfield Walk, Kingsbridge, TQ7

Approximate Area = 826 sq ft / 76.7 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 849 sq ft / 78.8 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 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1243214



	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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