

£230,000

FOR SALE



3 Bed Mid-Terrace House - Kingsbridge

- ❖ Large Garden
- ❖ 2 Double Bedrooms, 1 Single
- ❖ Countryside Views
- ❖ Requires some Modernisation
- ❖ Easy Walk to Amenities
- ❖ Council Tax Band B
- ❖ Town Location



57 Rack Park Road - Kingsbridge

Property Summary:

A three-bedroom mid-terrace home in Kingsbridge, requiring some internal modernisation. The property offers a spacious living room with countryside views, a utility area, and a generous rear garden. With two double bedrooms and one single, this is perfect for a family or someone working from home requiring an office space.

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. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

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

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The Property:

A three-bedroom mid-terraced home situated in a popular residential area of Kingsbridge, offering countryside views to the rear and generous outside space. The property would benefit from some modernisation and presents an excellent opportunity for those seeking an affordable family home.

A UPVC entrance door leads into a hallway with stairs rising to the first floor and doors to all ground floor rooms. The kitchen is fitted with a basic range of wall and base units and has plumbing for a cooker and washing machine. A window overlooks the front garden and a useful storage cupboard is also accessed from this room.

The main living room is of good size and features a large rear aspect bay window with open countryside views. To the rear is a utility area with direct access to the garden.

Upstairs, there are three bedrooms: two double rooms with views to the rear and a single room with built-in storage. The family bathroom includes a bath with shower over, hand basin and WC. An airing cupboard houses the hot water tank, and a hatch on the landing provides access to the loft.

The property benefits from UPVC double glazing and electric heating.

Outside:

The rear garden is a real highlight to this property. There is a patio area to the top to capture some evening rays and allow for easy alfresco entertaining. There is currently a large greenhouse and storage space. The main garden is of a generous size and slopes gently down to a public footpath providing rear access to a field. It is laid to lawn and the previous owners used to grow vegetables here. There is also a shed at the end of the garden for further storage. The front garden is mainly laid to lawn with steps leading down from the shared access path.

Further Information & Services:

Tenure: Freehold

Services: Mains electricity and water.

Council Tax Band: B

EPC Rating: E

Broadband: Superfast and Ultrafast available (Source Ofcom)

Mobile Coverage: Likely or limited depending on provider (Source Ofcom)

Flood risk: Very low

We are advised the property is of standard construction

Viewings strictly by appointment only with Kingsbridge Estate Agents

Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

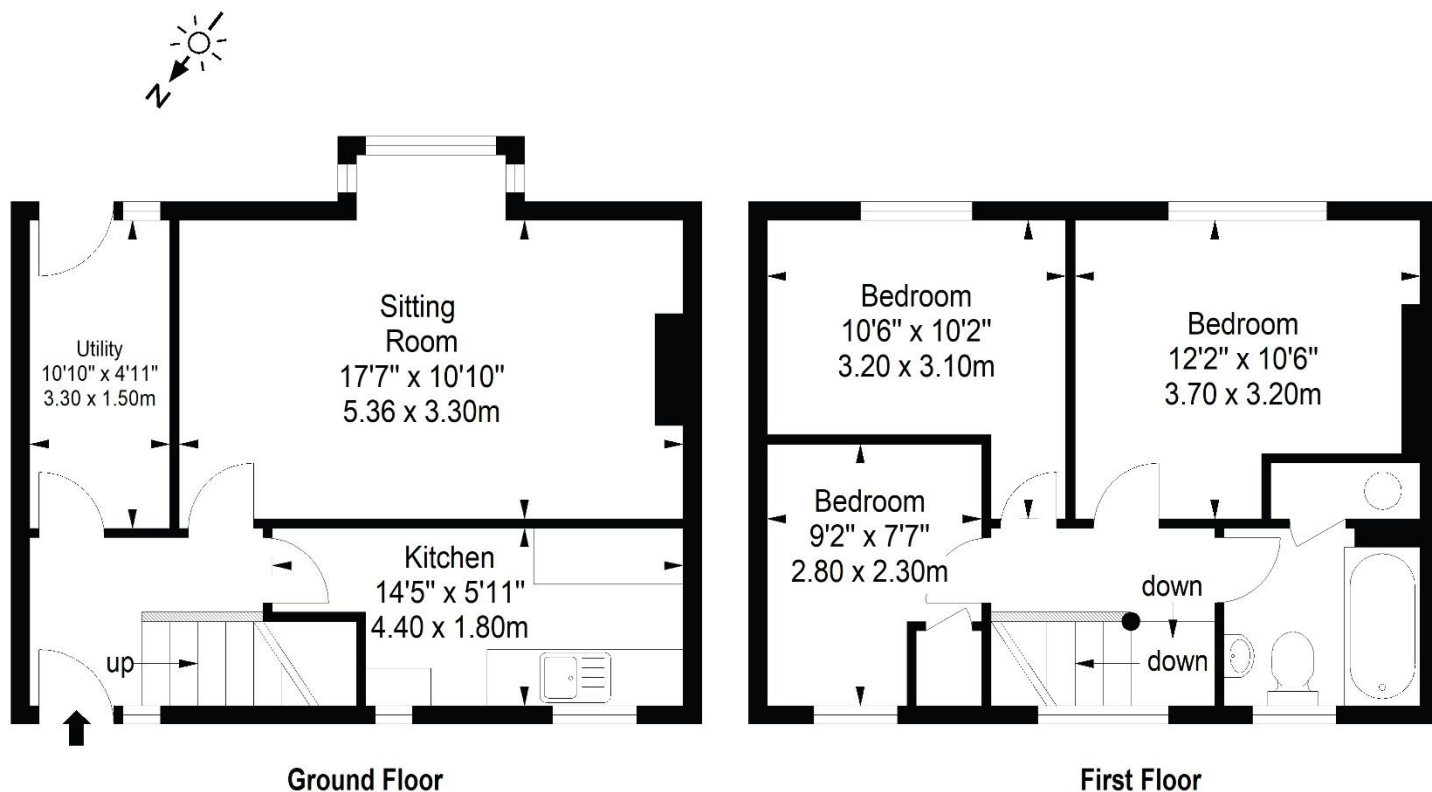
Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.

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Approximate Gross Internal Area = 73.95 sqm / 796 sq ft
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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