



22 Barton Close

Kingsbridge, TQ7

Guide Price £495,000



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22 BARTON CLOSE

Kingsbridge, TQ7 1JU

Summary:

Beautifully presented spacious three-bedroom bungalow situated on a sought-after road above Kingsbridge featuring far-reaching countryside views, a home office space, easy-to maintain garden, a garage and parking for multiple cars.

The Property:

Enter the front door into a bright, welcoming porch – the perfect spot to shake off coats and boots after a countryside walk. Beyond, the inner hallway opens up with beautiful wooden floorboards that flow throughout the property, creating a sense of continuity within the home.

To the left, the kitchen enjoys a wonderful sense of light with triple-aspect windows framing far-reaching views. Freestanding units give it a relaxed, contemporary feel, and the space is well-equipped with a dishwasher, electric oven and hob with extractor, and room for a fridge-freezer. A useful adjoining utility area provides space and plumbing for a washing machine and dryer.

The spacious lounge is a true highlight – bright and inviting with French doors opening onto the front decking, where countryside views stretch out before you. A wood-burning stove adds a touch of cosiness for the cooler months.

From the hallway, you'll find three comfortable double bedrooms. Bedrooms one and two sit to the rear with built-in storage, while bedroom three enjoys side views and additional storage. The family bathroom includes a bath with shower over, WC and basin, complemented by a separate shower room with walk-in shower, WC and basin – ideal for busy mornings.

Outside, a versatile garden studio – fully insulated and heated – offers an ideal space for a home office, creative studio, or guest accommodation.





The garden itself is mainly laid to lawn, framed by mature shrubs, and enjoys direct access to the rugby club and nearby countryside walks towards Bowcombe. At the front, a newly laid patio provides a sheltered, private spot to take in the beautiful views – perfect for al fresco dining or simply relaxing. To the side is a private courtyard with access from the utility room which also has an outside hot water shower, ideal for washing off mucky pups or sandy kids, boards and wetsuits after a day at the beach.

A private driveway with dropped kerb offers parking for at least three cars, alongside a single garage ideal for storage.

This is a home that combines light, space, and practicality with the tranquility of a countryside setting – a perfect balance of comfort and rural charm.

The Location:

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.

Further Information & Services:

Tenure: Freehold

Services: Mains electric, water and drainage. Electric central heating and wood-burning stove.

EPC Rating: D

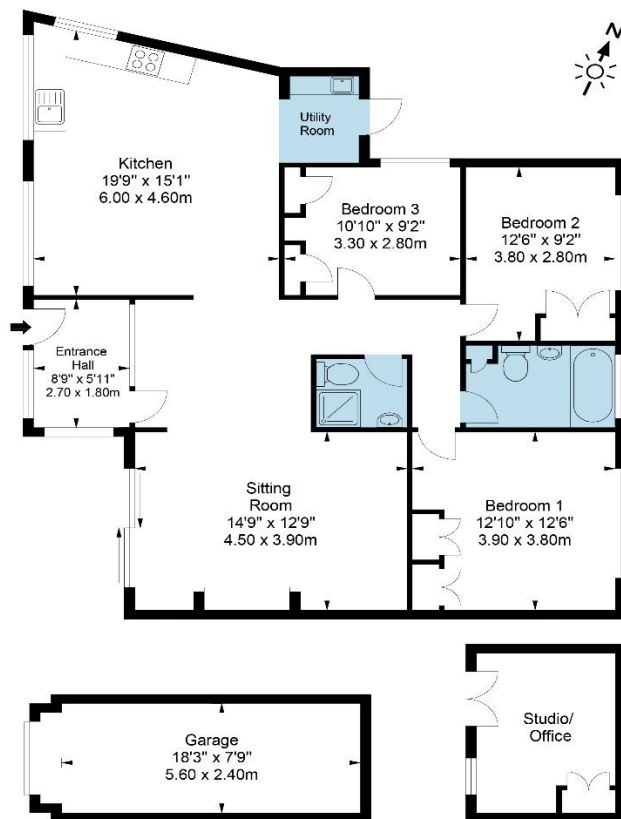
Construction Type: Standard block with timber frame.

Mobile Coverage: According to Ofcom, mobile coverage is available. Signal strength may vary.

Broadband Availability: Ultrafast and Superfast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone.

Planning or Development Issues: None Known



Approximate Gross Internal Area = 113.09 sqm / 1217 sq ft

Garage

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

107 Fore Street, Kingsbridge, Devon,
TQ7 1AB

Tel: 01548856685

Email:
sales@kingsbridgeestateagents.co.uk
www.kingsbridgeestateagents.co.uk