



The Barn,



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Rack Park Road, Kingsbridge, TQ7 1DQ

Embankment/Town 200m. Totnes 13 miles. Plymouth 20 miles.

A characterful C19th stone barn, with three bedrooms, in the heart of the town, that offers a fabulous opportunity to update and create a fabulous home with no onward chain.

- Central Town Location
- Lots of Character
- Courtyard Garden
- Garage Available By Separate Negotiation
- Freehold
- Detached Stone Barn
- Three Bedrooms, Master with En-Suite
- Parking
- Opportunity To Enhance With No Onward Chain
- Council Tax Band E

Guide Price £495,000

SITUATION

Rack Park is a favoured and much sought-after part of the town, being within a level walking distance of the centre of the town with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach.

DESCRIPTION

A characterful detached C19th stone barn with three bedrooms, situated within walking distance of the town and estuary.



ACCOMMODATION

Access into an inviting spacious entrance hall, with access to a cloakroom/WC. To the right is a lovely open-plan kitchen dining room, fitted with a range of units, door to the front courtyard and stairs to the first floor. The sitting room has beautiful character with beams and an open fire place, stairs leading to the first floor. On the first floor there are two double bedrooms with built in wardrobes (the master with an en-suite bathroom) and a single bedroom/study. The family bathroom is complete with a bath with shower over, WC and wash hand basin. The property does require some updating but provides a blank canvas to create a fabulous home in a great location.

OUTSIDE

A pretty courtyard to the front of the property, with planted borders and a seating area.

There is off road parking to the front.

In addition and by separate negotiation there is a garage available close to the property within a block at the end of Church Close.

SERVICES

Mains water, electric and drainage. Electric heating.

Ultra fast broadband is available at this location.

Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

TENURE

Freehold.

Garage Leasehold 999 years from 1997 with £1 per annum ground rent charged presently.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

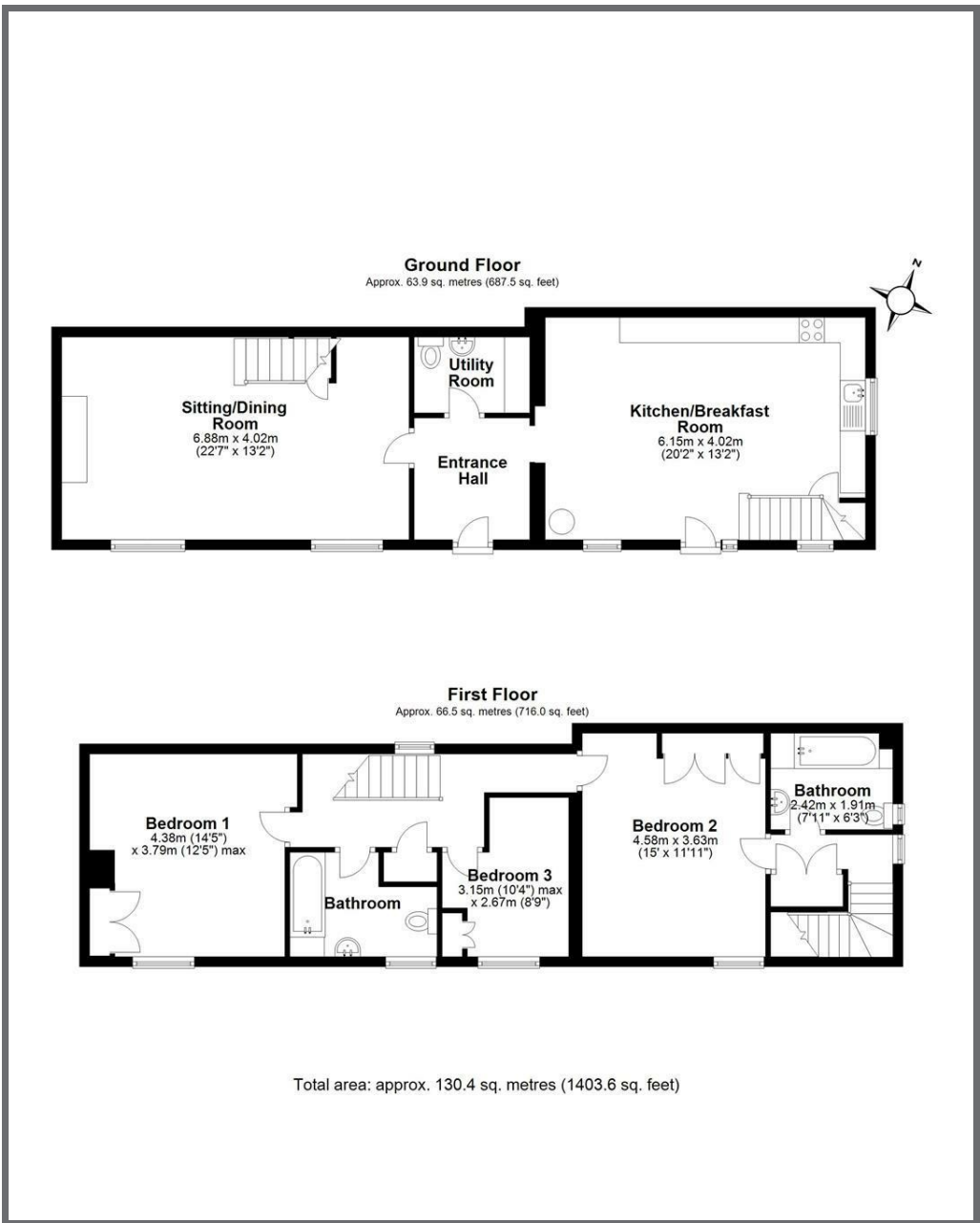
From our Kingsbridge office head down Embankment Road and take the first left onto Derby Road following this straight onto Rack Park Road where the property can be found on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		17	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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