



77, Kingsway Park



# 77, Kingsway Park

Kingsbirdge, TQ7 1UD

Dartmouth 14 miles. Totnes 13 miles. Salcombe 6 miles.

**\* NO ONWARD CHAIN\*** A detached two bedroom property conveniently located benefiting from parking for two cars and a double garage. The property has been adapted for convenience of the current vendor but could easily revert to the previous 3 bedroom layout.

- Conveniently Located Property
- Countryside Views
- Double garage
- Opportunity To Enhance
- Freehold
- Driveway Parking For Two Vehicles
- Ensuite Bedroom
- Adapted Property With Lift Access
- Double Aspect, Generous Living/Dining Room
- Council Tax Band: D

Guide Price £395,000

## SITUATION

Situated on a residential development on the Western fringes of the town Kingsway Park is within yards of Tacketwood Creek - a creek off the Salcombe estuary and a veritable magnet for all manner of wildlife and birds including egrets and kingfishers - and just a few minutes walking distance of the Sports Centre (with a competition-size indoor swimming pool) and the Kingsbridge Community College. and Primary Schools. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach.

## DECRPTION

A spacious and bright detached property, that has been adapted to accommodate lift access from the garage, wet room and wheel chair accessible doors - this could be reverted to its previous layout to include three bedrooms.



## ACCOMMODATION

Steps from the parking area lead up to the front door. The accommodation is presented over one floor with a bright entrance hall, oak flooring, useful storage cupboard and airing cupboard with gas boiler. Access into the kitchen with views over the town and towards the countryside, tiled flooring and a good range of wall and base units, integrated fridge, freezer and electric oven with integral microwave cooker above, gas hob with extractor hood, space for washing machine and dishwasher, door leading out to the garden. The open plan L-shaped living and dining room is a light and warm room with double aspect windows and French doors allowing access to the rear, oak flooring and feature fireplace. Along the hallway there is the partially tiled family bathroom comprising of bath with hand held shower attachment, pedestal wash hand basin and WC. Access into the second bedroom with a built in wardrobe benefiting from countryside views. The master bedroom (previous two bedrooms) now a large triple aspect room benefiting from plenty of light, opening to a wet room with shower, WC, wash basin and heated towel rail. The lift from the garage brings you into the master bedroom.

## OUTSIDE

Parking for two cars on the driveway. Double garage with lift access to the property, electric and lighting. Front garden mainly laid to lawn with steps leading up to the front door. The spacious rear garden is laid to lawn with patio seating area. and mature shrubs

## SERVICES

Mains electric, water and drainage. Gas fired central 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.

## LOCAL AUTHORITY

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

## DIRECTIONS

From our office head up Ilbert Road taking the first left after the garage onto Ropewalk, take the second right onto Kingsway Park where number 77 will be found on your right hand side.

## VIEWING ARRANGEMENTS

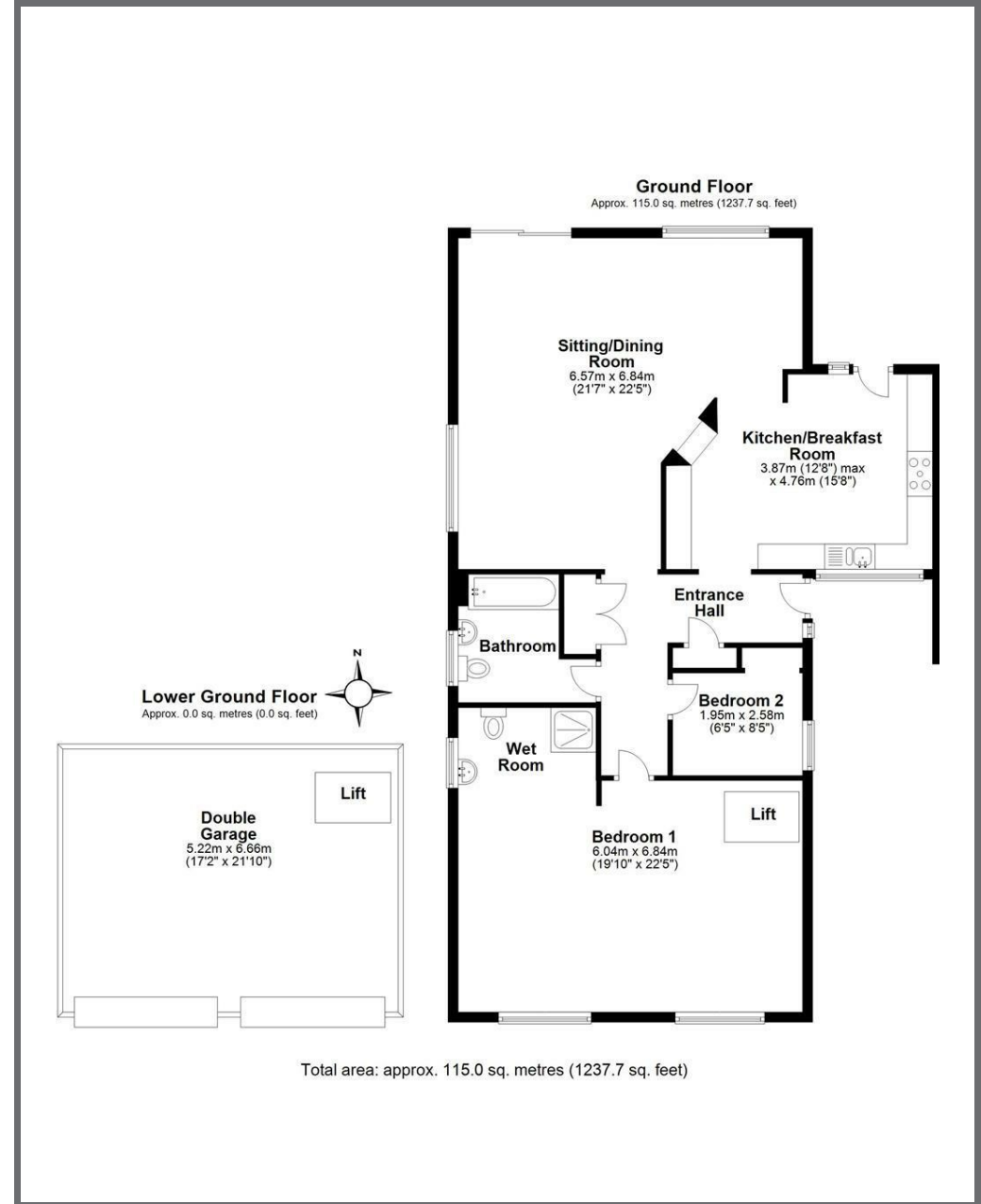
Strictly by appointment please through our Kingsbridge branch.

## AGENTS NOTE

The property was previously a three bedroom home and could be turned back easily into its original layout where the master bedroom previously had a partition wall in between the two windows allowing for two double bedrooms, one with an ensuite.



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) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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