



8, Buckwell Road



# 8, Buckwell Road

Kingsbridge, TQ7 1NQ

Town 0.5 miles. Salcombe 5 miles. Totnes Train Station 12 miles.

A detached South-West facing bungalow with three bedrooms conveniently located in a fabulous elevated position enjoying beautiful views, pretty gardens and parking.

- Detached Bungalow
- No Onward Chain
- Two Bathrooms
- Wonderful Views
- Freehold
- South-West Facing
- Three Bedrooms
- Open-Plan Living
- Beautifully Presented
- Council Tax Band D

Offers In Excess Of £395,000

## SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London, and Dartmouth are both within easy reach.

## DESCRIPTION

A conveniently located and beautifully presented, South-West facing bungalow that enjoys fine, far-reaching views over the town towards the surrounding countryside. Comprising wonderfully light open-plan living, three bedrooms, pretty gardens and parking.



## ACCOMMODATION

This superb, detached home will certainly appeal to a range of buyers - a conveniently located home within walking distance of the town and schools but equally the easy living and fabulous views would make an ideal holiday home. The accommodation has positive natural light and is beautifully presented throughout. Access into the dual aspect open plan kitchen/dining/living room, with full length patio doors leading out to the terrace. The kitchen is fitted with a range of contemporary wall and base units with integrated dishwasher, fridge freezer, oven, gas hob with extractor over.

The master bedroom benefits from lovely views and has the additional benefits of an en-suite shower room and built in storage. There are two further bedrooms as well as a superbly finished family bathroom comprising bath with shower over, vanity sink, WC, heated towel rail and built in storage in the hallway.

## OUTSIDE

There is a most useful outhouse/utility room accessed from the side pathway, with space and plumbing for a washing machine along with additional storage. The gardens have a level lawn area, with steps up to a raised terrace which is a tremendous spot to enjoy the glorious views and setting sun.

The property benefits from off road parking for three cars.

## SERVICES

Mains water, drainage and electric. Gas fired central heating with Vaillant boiler.

Ultrafast broadband is available at this location. Mobile is available from EE, Three, O2 and Vodafone at this location. (OfCom)

## TENURE

Feeehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

From our Kingsbridge office head up Fore Street and take the right hand turning onto Duncombe Street. Take the next left onto Wallingford Road and then follow this onto Fosse Road. Turn left onto Buckwell Road where the property will be found shortly on the left.

## 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.

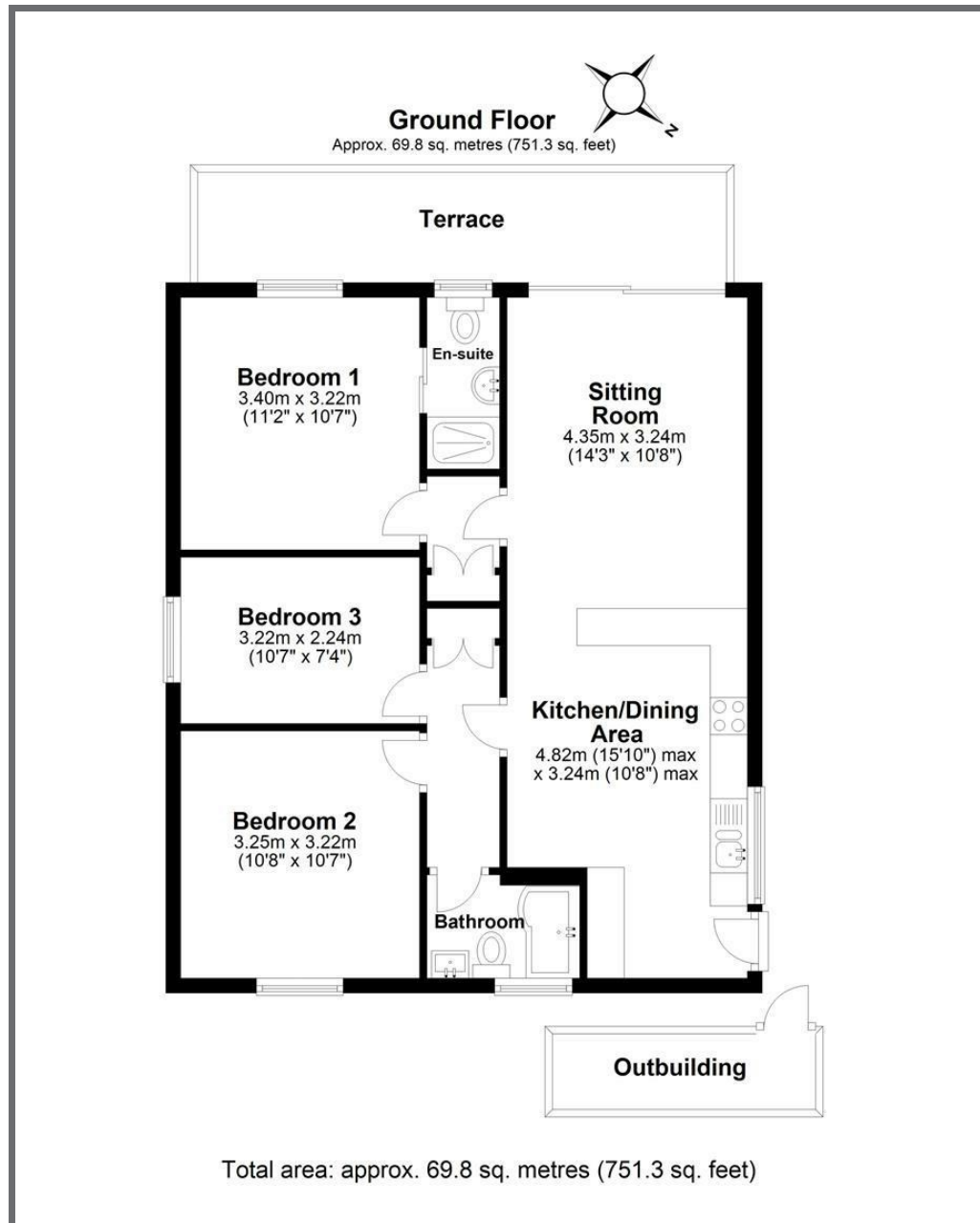


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 87        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 72                      |           |
| (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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