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28 Higher Warren Road

28, Higher Warren Road, Kingsbridge, TQ7 1LH



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

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Offered for sale with no onward chain, this bungalow is situated in a highly desired location and within walking distance of the town. Set within a good-sized plot, with spacious accommodation, with 3 bedrooms, that now requires some updating with driveway parking and a garage.

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- No Onward Chain
- Sought After Location
- Within Walking Distance Of The Town
- Link-Detached Bungalow
- Open-Plan Sitting Dining Room
- Three Bedrooms
- Garage And Driveway Parking
- In Need Of Modernisation
- Freehold
- Council Tax Band D

**Guide Price £495,000**

### SITUATION

Higher Warren Road is a favoured and much sought-after part of the town, being within 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 spacious link-detached bungalow offering much potential to enhance set within a good-sized plot with parking and a garage.

### ACCOMMODATION

The accommodation is a good size, with a flexible layout although would benefit from updating. From the front porch there is access into the hallway. The kitchen overlooks the rear garden and is fitted with a good range of wall and base units with an integrated eye level oven, hob with extractor over, integrated dishwasher and space for fridge. A most useful utility area with access to the garden and garage, space and plumbing for a washing machine. Cloakroom/WC. Generous 'L' shaped sitting/dining room with views over the town, electric fire. Inner hall with airing cupboard. The master bedroom is a light dual aspect room with fitted wardrobes, there are two further bedrooms (one

double and one single) that overlook the garden. Tiled shower room fitted with a walk-in corner shower, WC and vanity sink.

### OUTSIDE

The property is set within a good-sized plot providing driveway parking with access to the garage. The garage has an electric roller door, power and light with side pedestrian access. Additional space to the side which would be ideal for a boat. The garden to the rear is fenced and mainly laid to lawn with a mix of mature shrubs along with a patio area.

### SERVICES

Mains water, drainage, electric with gas-fired central heating. Solar panels. Ultrafast broadband is available at this location. Mobile is available from O2, Three, EE and Vodafone at this location. (OfCom).

### TENURE

Freehold.

### LOCAL AUTHORITY

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

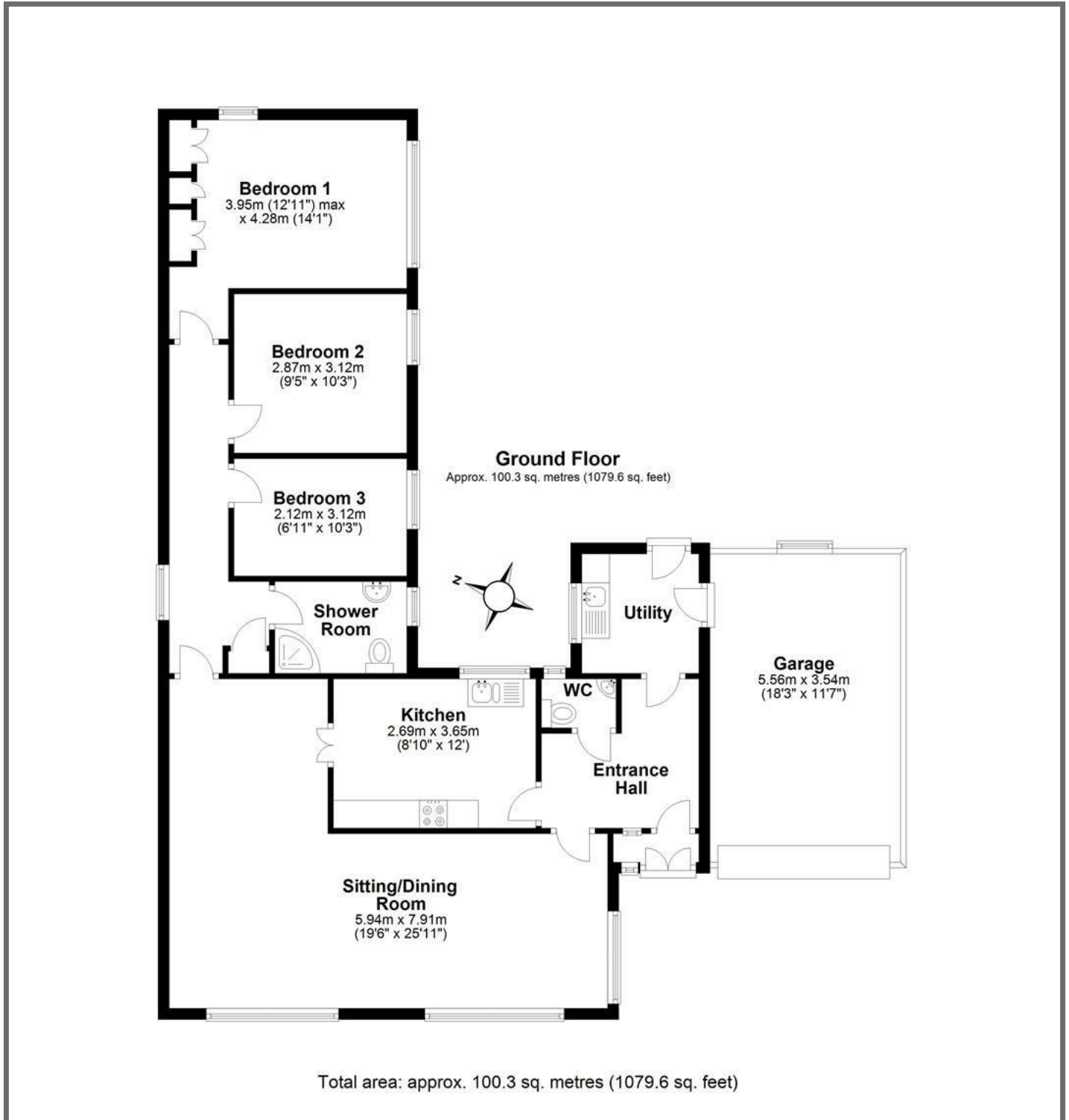
### DIRECTIONS

From our Kingsbridge office head down Embankment Road and take the second left onto Highfield Drive. Follow this road up the hill and around the bend and 28 will 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 | A |         |           |
| B   |   |         |           |
| C   |   |         |           |
| D   |   |         |           |
| E   |   |         |           |
| F   |   |         |           |
| Not energy efficient - higher running costs | G |         |           |

England & Wales E.U. Directive 2002/91/EC

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