



29, Ebrington Street



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Kingsbridge, TQ7 1DE

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

A delightful end of terrace cottage situated just a short stroll to the town and estuary with many charming features and a pretty courtyard garden.

- No Onward Chain
- Many Charming Features
- Three Bedrooms
- Courtyard Garden
- Freehold
- Double Fronted Period Cottage
- Easy Walk To Town And Estuary
- Light And Spacious
- Ideal Investment Opportunity
- Council Tax Band B

Offers In Excess Of £275,000

SITUATION

Ebrington Street 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 delightful period double-fronted end of terrace cottage that is full of charming features with good natural light.



ACCOMMODATION

The entrance hall is spacious with exposed floorboards, cupboard and feature leaded window, stairs to the first floor. The sitting dining room is a beautiful dual aspect room with exposed floorboards, beams and feature fireplace. The kitchen is fitted with a range of wall and base units with integrated double oven, hob with space for a washing machine, larder, tiled floor. Door leads out to the garden.

On the first floor there are two double bedrooms and a single bedroom. Family bathroom fitted with a bath with shower over, wash hand basin and WC.

OUTSIDE

Immediately to the rear is a small courtyard with store. Steps lead up to a terraced, part walled terrace with gate to the side pathway.

SERVICES

Mains water, electric, gas central heating and drainage. Ultrafast broadband is available in this location along with all major mobile networks (Ofcom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From the centre of Kingsbridge, head along The Embankment Road. Take the first turning left into Derby Road and then immediately left again into Ebrington Street follow this road past The Malt and number 29 will be found on the right 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.



Ground Floor
Approx. 40.3 sq. metres (433.9 sq. feet)

First Floor
Approx. 39.3 sq. metres (422.9 sq. feet)

Total area: approx. 79.6 sq. metres (856.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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