



9, Frogmore Terrace





# 9, Frogmore Terrace

, Kingsbridge, TQ7 1EU

Salcombe 5 Miles. Totnes 13 Miles. Plymouth 23 Miles.

A superbly presented, spacious and light period terraced property with two double bedrooms located within an easy walk of the town, schools and amenities.

- Period Terraced Property
- Recently Renovated Throughout
- Character Features With Modern Finishes
- Beautiful Views
- Freehold
- Walking Distance To Town And Schools
- Two Double Bedrooms With PP For A Third
- Open-Plan Living Dining Kitchen
- No Onward Chain
- Council Tax Band B

## Offers In Excess Of £250,000

### SITUATION

Frogmore Terrace is 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

Welcome to Frogmore Terrace, Kingsbridge - a charming location, with far-reaching views and just a short stroll to the town, where this delightful 2-bedroom terraced house awaits its new owners. This mid-terrace period property seamlessly blends classic charm with modern finishes, offering a truly inviting living space.

Don't miss out on the chance to make this lovely property yours - a viewing is highly recommended to truly appreciate all it has to offer. Embrace the comfort, style, and convenience that this terraced house in Kingsbridge has in store for you.



## ACCOMMODATION

A couple of steps up to the front door and access into a porch, with electric box and space for coats and boots. Door into a fabulous open-plan living dining kitchen, with double glazed box bay window to the front, roof light and window to the rear allowing an abundance of natural light to flow through the room, original features including a fireplace housing a gas fire, inset wall cupboards with pine doors. Useful large under-stairs cupboard with potential to convert into a cloakroom/WC. Dining area with underfloor heating. The kitchen has been recently fitted with a fabulous range of contemporary units of wall and base units and integrated double oven, 6-ring gas hob with extractor over, washing machine, (all with current warranties) Central island with inset sink and dishwasher under. Double glazed stable door to rear access.

Stairs lead up to the first floor, from the landing there is access into the generous double master bedroom with two window facing the front aspect beautifully framing the far-reaching views over the town and surrounding countryside, feature fireplace and built in cupboard. There is a further double bedroom with built-in storage. and a pretty fireplace. There is a splendid family bathroom complete with a freestanding oval bath, separate shower, WC and vanity sink.

## OUTSIDE

There is a small area to the front of the property that could be decked/paved to create a seating area, although there is not private space to the rear there is a communal pathway leading to the rear of the property and a fold down table could be added to the rear of the property if desired.

## SERVICES

Mains water, electric and drainage with gas -fired central heating. Superfast broadband is available at this location along with all major network providers.

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

From our Kingsbridge office head past the Asda garage and up the A381 towards West Alvington. Turn left onto Veales Road and then Frogmore Terraces can be found on the right.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

## AGENTS NOTE

Planning has been approved for a loft conversion please see South Hams Planning Portal with reference 2719/21/HHO for further information.





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. 49.3 sq. metres (530.5 sq. feet)

**First Floor**  
Approx. 38.7 sq. metres (417.0 sq. feet)

Total area: approx. 88.0 sq. metres (947.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,  
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131