



13, Stentiford Hill



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Kingsbridge, TQ7 1BD

Salcombe 6 mile. Totnes 13 miles. Plymouth 20 miles.

A superbly presented home within walking distance of the town, with a glorious open-plan kitchen dining room enjoying delightful rural views, a pretty sitting room and three bedrooms. Benefiting from a good-sized garden and a garage store.

- Beautifully Presented Home
- Fabulous Kitchen Dining Room
- Three Bedrooms
- Garage Storage
- Freehold
- Walking Distance Of The Town
- Pretty Sitting Room With Log Burner
- Superbly Finished Family Bathroom
- Rural Views
- Council Tax Band: C

Offers In Excess Of £350,000

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 it's main line train station and good connectivity to London. and Dartmouth are both within easy reach.

DECRPTION

This fabulously presented, 3 bedroomed, end of terrace property, is a true gem waiting to be discovered, it is located within walking distance of the town, with positive natural light and glorious views.



ACCOMMODATION

The property is nicely set back from the road with pretty front garden. The entrance hall is an inviting space, with stairs to the first floor and access into; a pretty sitting room with box bay window overlooking the front garden, with window seat, picture rails and a wood burning stove perfect for cosy nights in. The kitchen dining room is a glorious room, a really good size with lots of natural light from the French doors leading out to the garden, with wonderful rural views. The kitchen is superbly finished and appointed, with tiled floor, solid wood wall and base units with butler sink, integrated dishwasher, island unit with integrated oven and hob, large walk-in pantry with space for a fridge freezer along with the dining space with wood flooring and feature fireplace. On the first floor the landing overlooks the side aspect, with access to the loft. The master bedroom has delightful rural views to the rear and a built in cupboard, there are two further bedrooms (one double and one single). The family bathroom is superbly finished and fully tiled, with a white suite comprising bath with shower over, WC and pedestal wash hand basin.

OUTSIDE

The garden to the front is fully enclosed and mainly lawned, with fenced/hedged boundary and a pathway leading to the front door. A shared driveway leads down the side of the property, currently fenced access to the garage (as only suitable for a small vehicle but great for storage). To the rear there is a large gravelled area, seating area with pergola, with open views to the rear. The garage is currently used as a large storage area and is ideal for bikes, boats, paddleboards or as a workshop with window to the rear, power, light and water with plumbing for a washing machine and tumble dryer and does pose much opportunity to convert, subject to PP.

SERVICES

Mains water, drainage, electric with gas fired central heating. Ultra fast broadband is available in this location along with all major network providers (Ofcom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

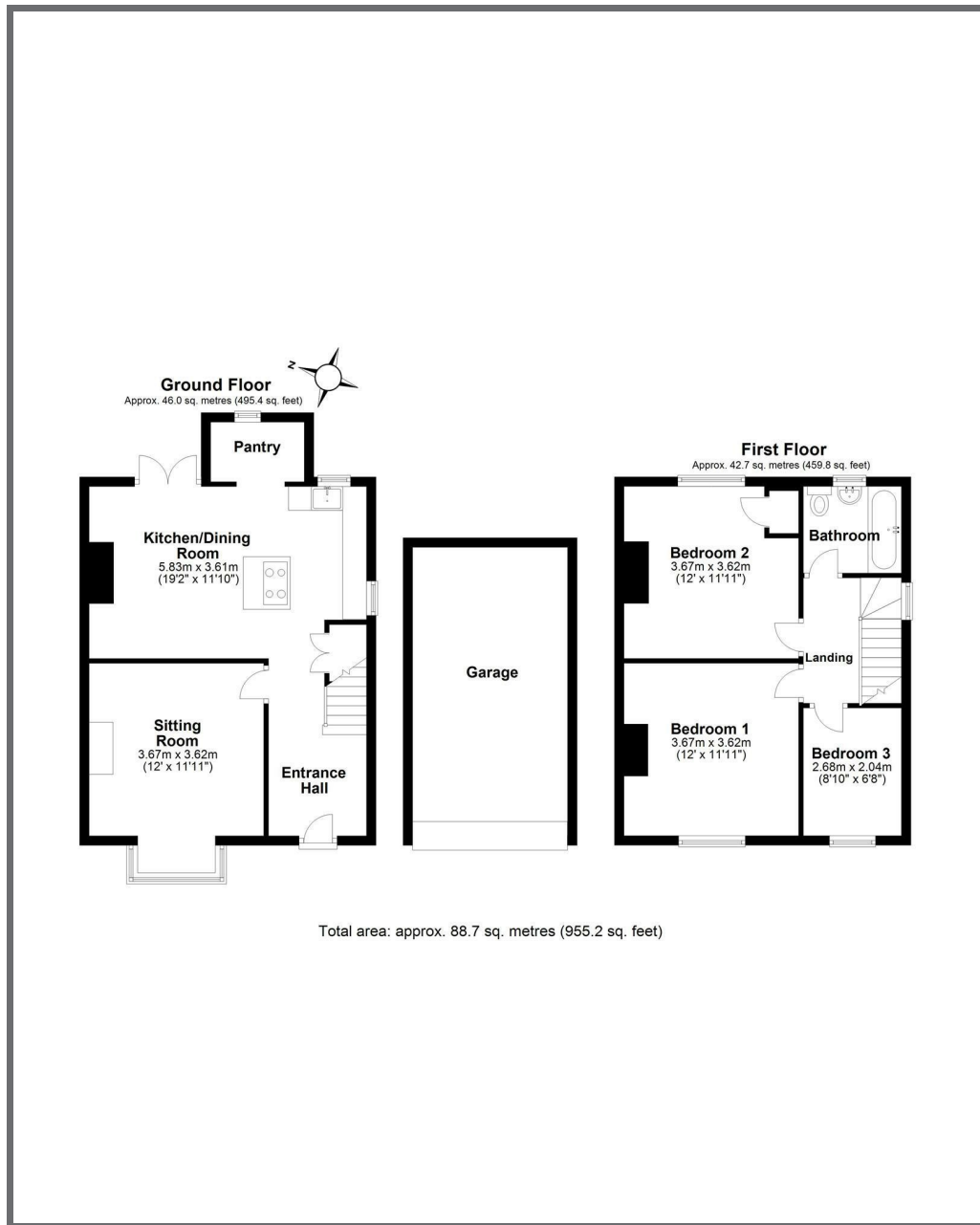
From our Kingsbridge office go up Fore Street and follow this road as you come down over the brow of the hill and continue onto Stentiford Hill and the property will be found shortly on your right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment 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)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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