



22, Barton Close





# 22, Barton Close

Kingsbridge, TQ7 1JU

Dartmouth 14 miles. Totnes 26 miles. Salcombe 6 miles.

A detached property, with three bedrooms, in a desirable town location which has been completely remodelled and refurbished to offer a beach-style living accommodation. Driveway parking, garage and detached purpose-built studio.

- Detached, Refurbished Bungalow
- Three Double Bedrooms
- Garage And Driveway Parking
- Contemporary Family Bathroom And Additional Shower Room
- Freehold
- Desirable Town Location
- Spacious Open-Plan Kitchen Dining
- Purpose-Built Detached Studio
- Landscaped Gardens
- Council Tax Band D

Asking Price £545,000

## 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.

## DESCRIPTION

22 Barton Close is a superbly finished three-bedroom detached bungalow that has an excellent flow, wonderful natural light and spacious accommodation, situated at the end of a quiet cul-de-sac within walking distance of the town and the estuary. The property has been remodelled and refurbished to present a beach-style home, complete with beautifully exposed floorboards and bright décor throughout.





## ACCOMMODATION

The property opens onto an entrance porch with access into a large welcoming hallway, with an abundance of natural light through front aspect windows, leading into sitting room with wood-burning stove and patio doors onto the front terrace. It offers a fabulous open-plan, dual aspect kitchen dining room with freestanding units, through to the additional convenience of a utility room with a door accessing the garden via a courtyard area.

There are three well-proportioned double bedrooms, all of which utilise built-in storage, with views to the rear of the property across the garden as well as a contemporary family bathroom and additional shower room.

## OUTSIDE

To the front of the property there is a detached single garage and driveway parking which leads up to a low-maintenance front paved garden, an ideal spot for alfresco dining. To the rear there is a courtyard accessed via gates either side of the property or through the utility and steps that lead up to the garden. The rear garden is a well-landscaped lawn with established raised planted borders following the line of fencing. In addition, there is a purpose-built detached studio/home office with both power and light.

## SERVICES

Mains electric with electric heating, water and drainage. Ultrafast broadband and mobile coverage from all major providers are available 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 go down Embankment Road taking the second left onto Highfield Drive and follow this road up the hill. Take the third left and 22 Barton close is located near the end of the cul-de-sac on the right.

## 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		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	Current	Potential
		78
	61	
England & Wales		
EU Directive 2002/91/EC		

1 The Promenade, Kingsbridge,  
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131

Approximate Gross Internal Area = 113.0 sq m / 1217 sq ft  
Garage = 14.2 sq m / 153 sq ft  
Total = 127.2 sq m / 1370 sq ft  
(Excluding Studio / Office)

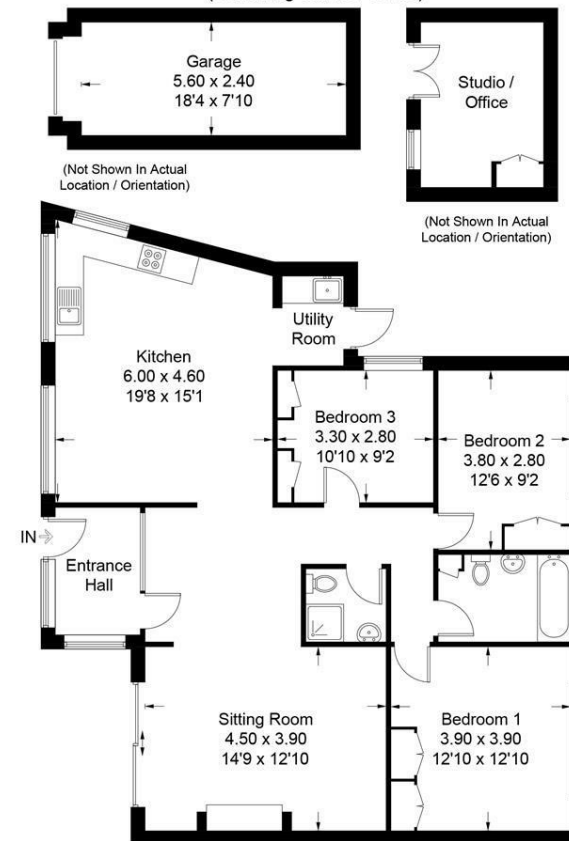


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