



16, Wallingford Road



**STAGS**

# 16, Wallingford Road

Kingsbridge, TQ7 1NA

Totnes 13 Miles, Salcombe 6 Miles, Plymouth 20 Miles.

**\*\*Calling all cash or investor buyers\*\*** Offered with no onward chain and requiring complete renovation/modernisation this delightful red brick mid-terraced property is an exciting opportunity with so much potential. Offering two reception rooms, 3 bedrooms and a good-sized garden all within walking distance of the town.

- No Onward Chain
- Requires Complete Modernisation
- Three Bedrooms
- Central Town Location
- Freehold
- Huge Potential
- Two Reception Rooms
- Courtyard & Garden
- Cash/Investor Buyers Only
- Council Tax Band: C

Guide Price £170,000

## 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

Located within walking distance of the town this fine period property is set in an elevated position, this red brick mid-terraced property presents a great potential but will require comprehensive refurbishment throughout.



## ACCOMMODATION

The property has been a much loved family home for decades and still in its original condition throughout, which presents a fantastic opportunity, for the next custodians, to completely renovate and make a superb home. The accommodation comprises in brief; sitting room, with open fire and overlooking the front aspect. Living/dining room with electric fire, overlooking the rear courtyard, built in cupboards. Kitchen fitted with some base units, spaces for appliances, door to the garden. Shower room.

On the first floor there are two double bedrooms along with a single bedroom.

## OUTSIDE

Immediately to the rear is an enclosed courtyard that leads out to the rear pathway with rights of pedestrian accesses to neighbouring properties. From the path steps lead up to the garden which is a very good size, slightly sloping, mainly laid to lawn presenting much potential to enhance further.

## SERVICES

Mains water, drainage, electric.

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 the Stags Kingsbridge office continue to follow the road up the high street and take the right hand bend into Duncombe Street, follow this road down and take the left hand turning into Wallingford road, the property will be found a short distance along on the right hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment please through Kingsbridge branch..

## AGENTS NOTE

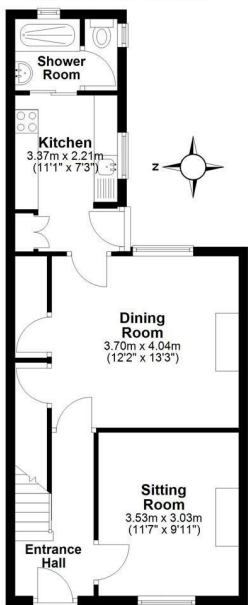
Requiring full refurbishment throughout. The loft has been insulated using spray foam which will affect being able to obtain a mortgage and therefore is available to cash purchasers only.



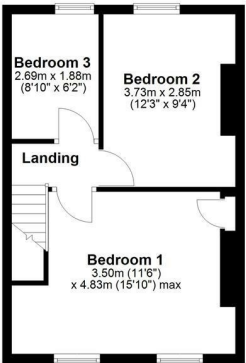
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



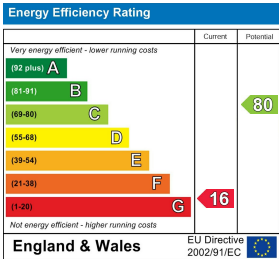
**Ground Floor**  
Approx. 46.7 sq. metres (502.6 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.5 sq. feet)



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