



4, Waterloo Road



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Kingsbridge, TQ7 1LZ

Nearest shops in under 500 meters. Dartmouth 14 miles. Totnes 13 miles.

A delightful, late-Victorian semi detached cottage situated within an easy stroll of the town with two double bedrooms and lots of charming features.

- Semi-Detached Period Cottage
- Tucked Away Location Yet Within An Easy Walk To Town
- Sitting Room With Feature Stone Fireplace
- Kitchen Diner
- Two Bedrooms
- Outhouse Ideal As A Study
- Front Garden And Courtyard
- No Onward Chain
- Freehold
- Council Tax Band: B

Guide Price £215,000

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

DESCRIPTION

A charming pretty stone, semi-detached cottage with two bedrooms and a study set in a pretty tucked away position yet within an easy walk of the town.



ACCOMMODATION

Gate from the pathway into the front garden, shared with number 5, with steps up to the path, door into a delightful sitting room, with feature stone fireplace housing an electric wood effect fire and inset cupboards and shelving. The kitchen dining room has tiled floors, fitted with a good range of base units with integrated oven and 2-ring hob, cupboards housing washing machine, fridge freezer and one for additional storage. Rear vestibule with access to the courtyard, airing cupboard. Bathroom fitted with a white suite comprising a bath with electric Mira shower over, WC and wash hand basin. On the first floor there are two bedrooms, one with built in cupboard.

Access from the rear courtyard is a stone outhouse that now provides additional study space, studio or for storage, with corner sink.

OUTSIDE

The front garden is shared with number 5, the path splits from the gate and in the central area is a range of mature shrubs and climbers. There is a bijou, walled courtyard to the rear.

SERVICES

Mains water, drainage and electric with electric heating (underfloor in the kitchen at the base of the stairs, the rear vestibule and bathroom).

Ultrafast broadband is available at 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 walk to the top of Church Street, bearing left into Belle Vue Road and take the first right hand turn into Waterloo Road where number 4 will be found on the right hand side, tucked away behind the wall with wooden gated entrance.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.



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		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	29	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 61.37 sq m / 660 sq ft

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093514)



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