



19 Stentiford Hill
Kingsbridge, Devon TQ7 1BD

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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Kingsbridge, Devon TQ7 1BD

This is a well-presented, spacious terraced property, enjoying a superb rural outlook yet within just a few minutes' walk of the town centre and all local amenities.

The ground floor offers a lovely bright sitting room with bay window giving views to the front garden and a superb kitchen/dining room with plenty of fitted units, integrated appliances, door to the garden and there's ample room for a dining table and chairs, and there's very useful under stair storage in the hall.

Upstairs are two good size double bedrooms, one with built-in wardrobes, a single and family bathroom with shower above the bath.

To the front is a pretty level lawned garden with established planting, path to the front door and timber shed. The rear garden is tiered, the top tier is patio which runs the width of the property and is a fantastic place to sit and take in the views or entertain, from here steps take you down to the middle tier which is laid to lawn and the lower tier is designed as a children's play area.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school and a community college. Close by there are boat moorings, quays and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

KEY FEATURES

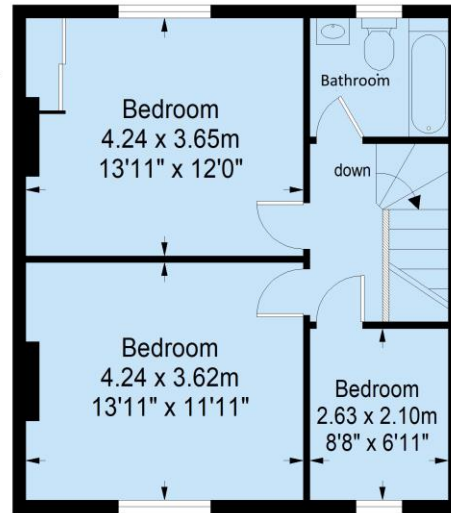
- Well-presented terraced property
- Over 1,000 Sq.ft of accommodation
- Sitting room with bay window
- Superb modern kitchen/dining room
- Two double and one single bedrooms
- Pretty front garden with timber shed
- Tiered rear garden with countryside views

BEDS 3 | BATHS | RECEPTS 1 | EPC - C | COUNCIL TAX - C | TENURE - Freehold

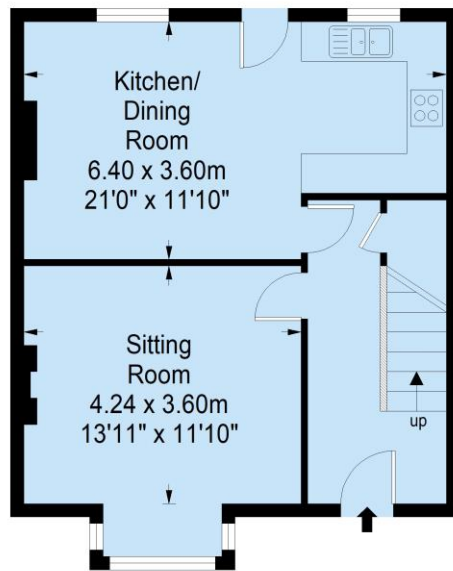
SERVICES - Mains electricity, gas, water and drainage. Gas fired boiler.

Marchand Petit, 94 Fore Street, Kingsbridge, Devon, TQ7 1PP Tel: 01548 857588
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NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor



Ground Floor

*Total area 94.85 Sq.m
(1021 Sq.ft) Approx.*



DIRECTIONS

From our office on Fore Street, continue straight up and over the hill at the junction. No.19 is the second to last property on the right-hand side just before you leave town.

VIEWINGS - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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