



16 Trebblepark Walk, Kingsbridge, Devon TQ7 1QR

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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This is a bright, spacious and well-presented terraced house located just a short stroll into town and the Quay. This delightful property boasts a homely interior, offering a comfortable living space for families or professionals. The spacious layout downstairs includes a good size sitting room with feature fireplace and door out to the open covered porch and store, a modern kitchen with plenty of fitted units with integrated appliances and space for a dining table and chairs, and a cloakroom. Upstairs are three well-proportioned bedrooms and a family bathroom with shower above the bath. Outside, there is a lovely rear garden with a timber decked area, perfect for relaxing or entertaining guests and a good size lawned garden with established plant borders.

The property benefits from plenty of natural light, creating a warm and inviting atmosphere throughout and being conveniently situated near local amenities, shops, and transport links, it offers a desirable lifestyle for its residents.

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

- Nicely presented terraced property
- Well-equipped kitchen/dining room with integrated appliances
- Sitting room with feature fireplace
- Bathroom and cloakroom
- 3 double bedrooms
- Decked patio seating area and lawned garden

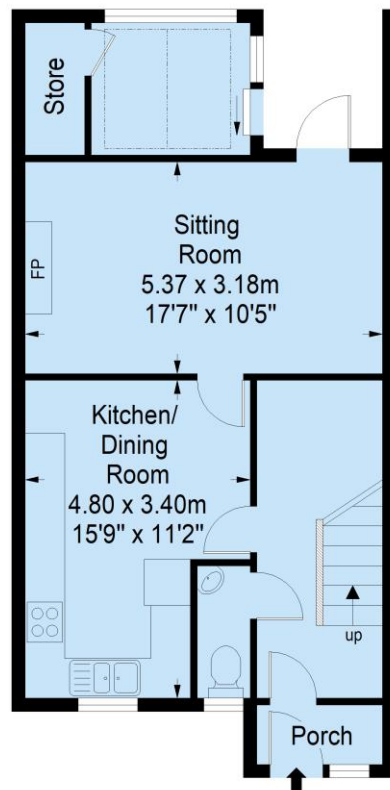
BEDS 3 | BATHS 1 | RECEPTS 1 | EPC - C | COUNCIL TAX - B | TENURE - Freehold

SERVICES - Mains electricity, gas, water and drainage. Gas central heating.

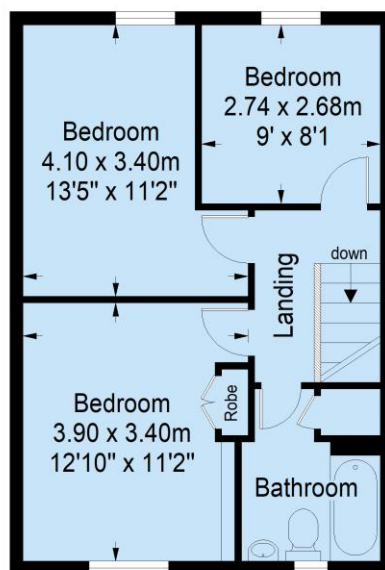
VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office)
Tel: 01548 857588.

Marchand Petit, 94 Fore Street, Kingsbridge, Devon, TQ7 1PP Tel: 01548 857588
kingsbridge@marchandpetit.co.uk www.marchandpetit.co.uk

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Ground Floor



First Floor

Total area 96.53 Sq.m
(1039 Sq.ft) Approx.



DIRECTIONS

what3words - differ.clinking.beams

From our office at the top of Fore Street, continue up the hill, turn left at the junction then left at the roundabout into Cookworthy Road. Take the first right into Trebblepark then right again signed Trebblepark Road leading into Trebblepark Walk. The parking area for No.16 is on the left.

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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