



**4 Linhey Close, Waterside Park,
Kingsbridge, Devon TQ7 1LL**

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





4 Linhey Close, Waterside Park, Kingsbridge, Devon TQ7 1LL

Located in a sought-after part of town, this charming, detached bungalow offers a tranquil retreat for those seeking a peaceful and homely environment. The property which is in need of some modernisation comprises entrance hall, three spacious bedrooms, ideal for a growing family or those who enjoy hosting guests. A family bathroom and separate shower room off the rear hall which also has a door out to the garden. Fitted kitchen with integrated appliances and door giving access to the garage. And a dual aspect sitting/dining room which has views over the front and sliding doors to the rear opening to the patio and garden. The interior is bright and well-lit, creating a comfortable and inviting atmosphere throughout.

Outside, the property features a well-maintained private rear garden and patio area, with central level lawn bound on all sides by established shrubs, plants and bushes making this the perfect place for enjoying the beautiful country views on offer. To the front the property benefits from a garage with two doors giving access into the house, a carport and driveway parking for at least 4 vehicles, plus a pretty lawned front garden with shrub and flower border.

This property presents a fantastic opportunity to create a lovely home in a desirable part of town.

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.

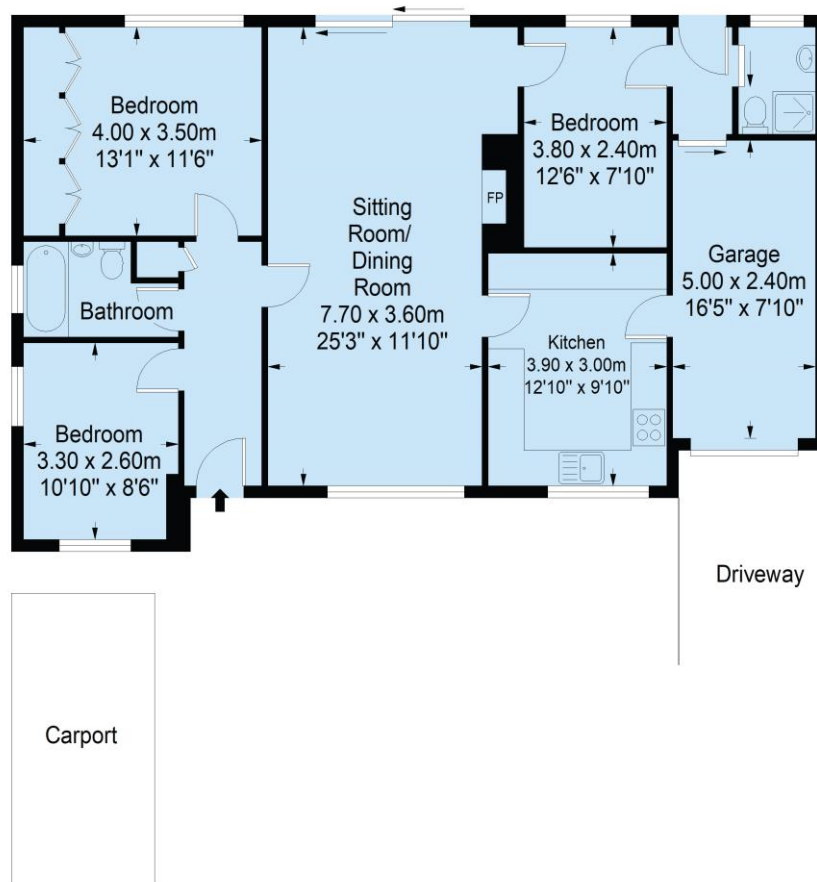
KEY FEATURES

- Spacious detached bungalow
- In need of some modernisation
- Well-maintained front and rear gardens
- Integral garage, carport and driveway parking
- Sought-after location
- Views to the estuary from the garden

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - C | COUNCIL TAX - Band E | TENURE - Freehold

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

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



Total area 103 Sq.m
(1104 Sq.ft) Approx.



DIRECTIONS

what3words - catchers.practical.zealous

From the centre of Kingsbridge take the A379 Dartmouth coast road, heading out of town with the estuary on the right-hand side. Shortly after the Recreation Ground turn left into Highfield Drive, go up the hill taking the first right turn into Linhey Close where you'll find No.4 on the right-hand side.

VIEWING - 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.

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS