



WELCOMBE  
KINGSBRIDGE, TQ7 1HB

  
MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# WELCOMBE

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A fantastic opportunity awaits with this stylish, modern detached Cedar clad property situated in a great location close to all amenities and schools. This well-maintained property boasts a fantastic double height, open plan kitchen, dining, sitting room with triple aspect windows/doors and skylights. The kitchen area has sleek white units with integrated appliances, and plenty of space for a dining table and chairs. At the far end is the sitting area with sliding doors opening to the decked garden. Off the inner hall way which has two double closets are the bedrooms, both are doubles with one also enjoying sliding doors onto the garden. Completing the accommodation is a well-appointed bathroom with shower above the bath.

The property is completely enclosed by pretty stone walling making it very private. It has a gated entrance with driveway parking for one vehicle and access around the side to the garden which is timber decked and a great space to entertain or simply relax. There is also a good size shed, ideal for extra storage.

The house is situated in a quiet and secure area, providing a peaceful retreat from the hustle and bustle of everyday life. With convenient off-street parking and a private garden, this property offers both comfort and style. The interior is clean and well-lit, creating a homely atmosphere that is sure to impress.

Don't miss out on the chance to make this wonderful property your new home. Contact us today to arrange a viewing and secure your spot in this sought-after location.

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.





# PROPERTY DETAILS

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## Services

Mains electricity, gas, water and drainage. Underfloor heating throughout property.

## EPC Rating

Band C. Current: 80, Potential: 93

## Council Tax

Band D

## Tenure

Freehold

## Key Features

- Unique detached property
- Stylish and modern
- Spacious open plan living
- Two double bedrooms
- Well appointed bathroom
- Private decked rear garden with timber shed
- Gated entrance with parking for 1 vehicle

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

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From the centre of Kingsbridge take the A381 Salcombe road proceeding up the hill towards West Alvington, take the 3rd left turn into Ashleigh Road where the property will be found on your left-hand side.

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.  
Tel: 01803 861234.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.

## Mileages

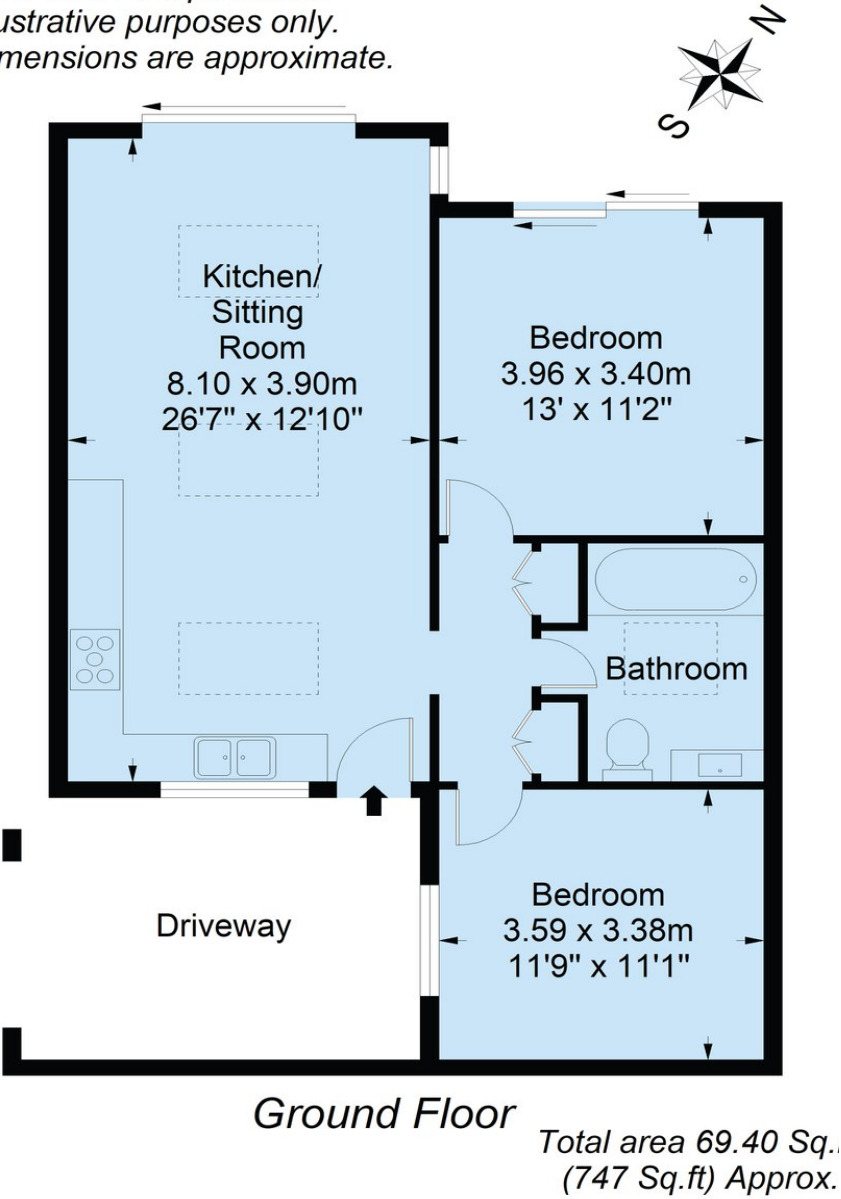
Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)





# FLOOR PLAN

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



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.