



25 HIGHER WARREN ROAD
KINGSBRIDGE, TQ7 1LH


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

25 HIGHER WARREN ROAD

This stunning detached bungalow is located in the sought after part of town. It boasts a modern and stylish interior, offering a cosy and homely atmosphere. The bright and spacious living areas provide a comfortable living experience, perfect for both relaxation and entertaining.

The interior comprises porch, entrance hall with store cupboard, 3 double bedrooms, two with built-in wardrobes and one with en-suite facilities, a well-appointed bathroom, kitchen with sleek white units and integrated appliances and a spacious dual-aspect sitting room with glazed sliding doors opening to the patio.

The beautifully manicured rear garden and patio are ideal for enjoying the scenic views towards the estuary and surrounding countryside or entertaining guests. There are established plants, shrubs and bushes, a timber garden shed, two greenhouses and an area dedicated to growing vegetables.

To the front is a low maintenance gravelled garden, garage/workshop, driveway and carport parking.

Situated in a sought-after location, this property offers easy access to nearby amenities and has stunning views.

Don't miss out on the opportunity to own this sophisticated and inviting home. Contact us today to arrange a viewing.

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

Services

Mains electricity, gas, water and drainage. Gas fired boiler. Doorcam.

EPC Rating

Band C. Current: 71, Potential: 85

Council Tax Band

D

Tenure

Freehold

Key Features

- Charming detached bungalow
- Immaculately presented interior
- Spacious, stylish accommodation
- Large lawned rear garden with patio
- Garage with workshop
- Driveway and covered parking

Authority

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

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

what3words - asleep.roost.edicts

From the quay in the centre of Kingsbridge continue along Embankment Road with the estuary on your right. Just after the Recreation Ground turn left into Highfield Drive, follow the road all the way to the top. Immediately after you pass the right turn into Lower Warren Road you'll find No. 25 on your right-hand side.

Viewing

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

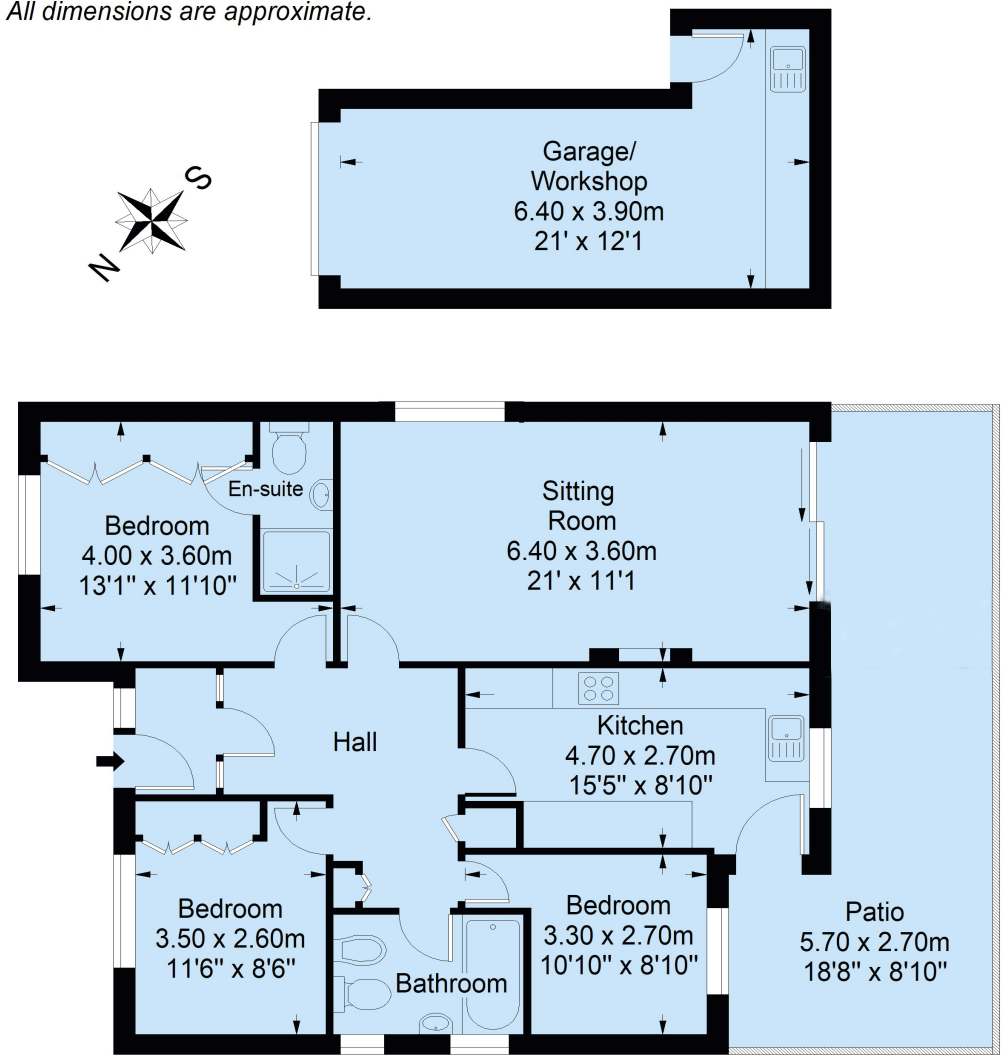
Mileages

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.



Ground Floor

Total area 85.56 Sq.m
(921 Sq.ft) Approx.)
Garage & Workshop
Total area 19.23 Sq.m
(207 Sq.ft) Approx.)



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.