







A well presented three-bedroom property located within the popular market town of Kingsbridge benefitting from spacious accommodation, an enclosed rear garden and nearby estuary access.

- **Three Bedrooms**
- **Garden with Sunny Aspect**
- **Driveway Parking**
- **Nearby Countryside Walks**
- **Ideal Family Home**
- **Light and Bright Through Out**
- **Short Walk to Amenities**
- **Single Garage**
- **Quiet Cul-de-Sac**
- **Spacious Accommodation**

9 Archery Close

Kingsbridge, TQ7 1BE

9 Archery Close is a well presented three-bedroom semi-detached property located within the popular market town of Kingsbridge within walking distance of the nearby amenities, schools and Kingsbridge and Salcombe Estuary.

9 Archery Close comprises entrance porch with ample room for coats and shoes, a spacious lounge dining room with side porch leading into an enclosed rear garden providing an abundance of natural light and additional entrance porch. The kitchen comprises a range of wall and base mounted units, space for an oven/hob, fridge- freezer and additional white goods.

Stairs lead from the lounge to the first floor landing with airing cupboard and three spacious bedrooms. The master bedroom enjoys views to the front of the property and towards the neighbouring countryside while bedrooms two and three enjoy views over the rear garden. The family bathroom comprises bath with shower over, pedestal hand basin and low-level WC.

To the front of the property is driveway parking for one car, a single garage with up and over door and laid to lawn front garden with side access to an enclosed rear garden. The rear garden enjoys a sunny aspect, patio area perfect for alfresco dining and pedestrian access onto Stentiford Hill.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. The delightful town enjoys an abundance of amenities and facilities including a wide range of shops, churches, cottage hospital, health centre and a sports centre with indoor swimming pool. The town also has a library, primary school and highly rated secondary school.



62 Fore Street, Kingsbridge, Devon, TQ7 1PP
Telephone 01548 857474
kingsbridge@luscombemaye.com

www.luscombemaye.com

9 Archery Close, Kingsbridge, TQ7 1BE

Approximate Gross Internal Floor Area = 76.8 sq m / 827 sq ft
 Garage Area = 12.6 sq m / 136 sq ft
 Total Area = 89.4 sq m / 962 sq ft

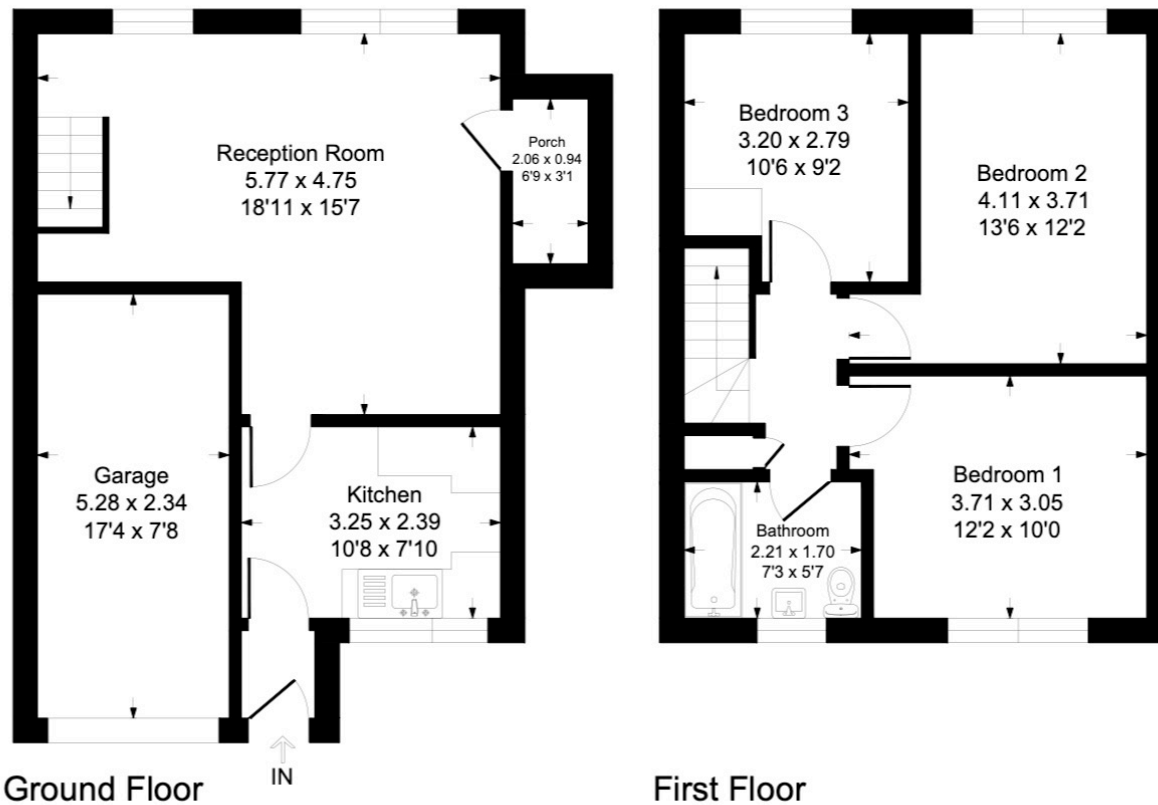


Illustration for identification purposes only, measurements are approximate, not to scale.

SERVICES

Mains Electricity, Water and Drainage. Electric Storage Heaters.

COUNCIL TAX

The property is in Council Tax Band C.

TENURE

Freehold

LOCAL AUTHORITY

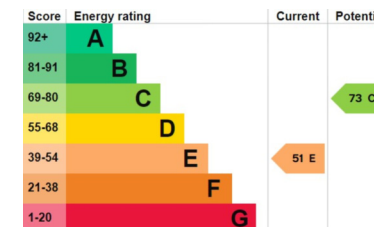
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800 178.

DIRECTIONS

Head North up Fore Street and proceed to the 'T' junction and continue straight on over the brow of the hill. Turn left in to Archery Close and follow the road around to the end of the Cul-de-Sac and number 9 can be found on the right hand side.



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.