

A spacious three bedroom detached house located in an elevated position within Kingsbridge enjoying beautiful estuary views, ample parking, single garage and tiered rear garden.

- **Three Bedrooms**
- **Detached Property**
- **Far Reaching Views**
- **Naturally Light and Bright**
- **Sought After Location**
- **Spacious Accommodation**
- **Garden with Sunny Aspect**
- **Nearby Estuary Access**
- **Short Walk in to Town**
- **Short Drive to the Coast**
- **Generous Plot**

39 Lower Warren Road

Kingsbridge, TQ7 1LF

Located on the highly sought after Waterside Park, 39 Lower Warren Road is a spacious detached property that enjoys a generous plot with outstanding views over the Salcombe and Kingsbridge estuary to the town and countryside in the distance. This deceptively spacious property offers perfect living accommodation for a family home and benefits from a private tiered garden, driveway parking, a large single garage and lies within easy walking distance of the town centre and schools.

Upon entering the property, you are greeted by a welcoming entrance hall with a door leading to the ground floor cloakroom, to the left of the entrance hall is the naturally light and bright kitchen with breakfast counter, gas hob, integrated appliances and integral door to the large single garage. Located to the front of the ground floor are the generous dining room and living room, both enjoying outstanding views over the estuary to the town beyond, the living room has sliding doors to the beautiful sunny balcony.

Stairs lead to the lower ground floor where a open and spacious hallway can be found with a range of storage cupboards, on this level are three generous double bedrooms all benefiting from an abundance of natural light and built in storage. The master bedroom also benefits from an ensuite shower room. The family bathroom has a modern and contemporary finish comprising separate bath and shower cubicle, pedestal hand basin and WC. Located to the rear of the ground floor is a brilliant space, this room is versatile and offers the possibility to be used for a range of uses such as a cinema room, games room or more.

39 Lower Warren Road occupies an enviable plot with driveway parking for two cars to the front, raised flower bed with a range of mature shrubs and flowers and the large single garage with electric roller door, power and plumbing for washing machine and dryer and further storage above. There is access around the side of the property leading to the well-maintained rear garden which enjoys several tiers including a decking to enjoy the sun, a patio area and further lawned areas.



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Approximate Gross Internal Floor Area = 188.6 sq m / 2031 sq ft
 Garage Area = 20.5 sq m / 221 sq ft
 Total Area = 209.2 sq m / 2252 sq ft

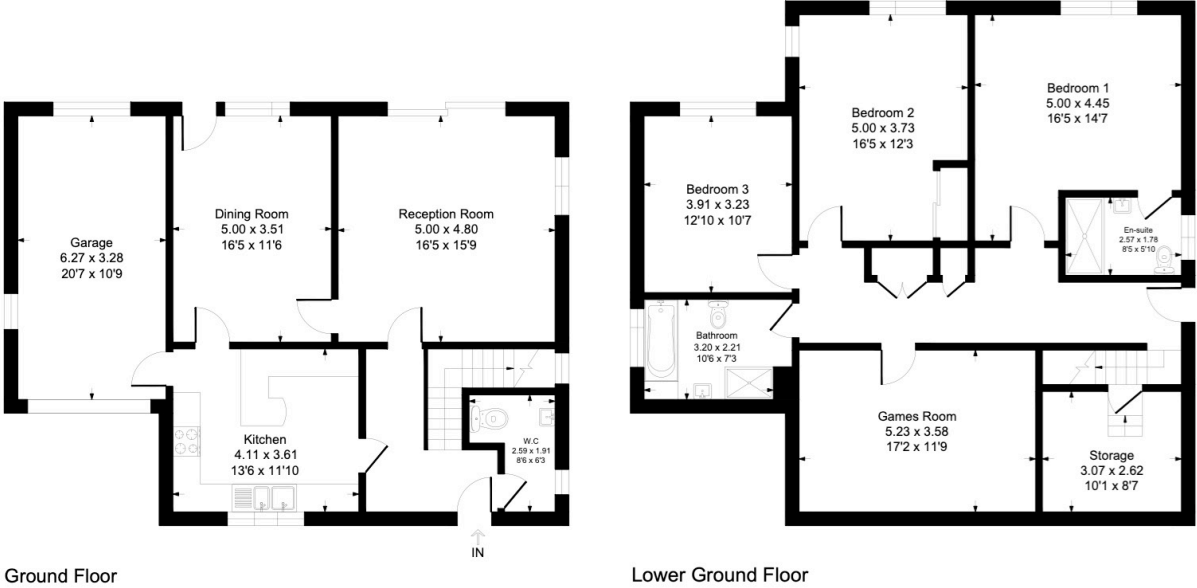


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains Electricity, Water and Drainage. Gas Fired Central Heating.

COUNCIL TAX

The property is in Council Tax Band E

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

From Kingsbridge Quayside head along the A379 towards Dartmouth and take the second turning on your left, Highfield Drive. Continue up the hill and take the second turning on the right on to Lower Warren Road continue down the hill for a short distance and the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 1C
55-68	D	63 1D	
39-54	E		
21-38	F		
1-20	G		