



Luscombe Maye

Since 1873

Embankment Road, Kingsbridge

Guide Price £775,000

4 2 1



SITUATION & DESCRIPTION

Situated on the edge of the Kingsbridge and Salcombe estuary this delightful four bedroom detached home enjoys far reaching views towards Salcombe, off road parking and beautiful enclosed gardens.

This delightful property is arranged over two floors and comprises entrance porch with room for coats and shoes leading into a spacious entrance hallway giving access into the well-proportioned living room benefitting from an abundance of natural light, gas fire and sliding doors into the conservatory with outstanding views across the estuary and over the surrounding countryside. Sliding doors lead from the living room through into the dining room with dual aspect windows and ample space for a dining room table and chairs making it the perfect space for entertaining. To the rear of the property a large well-equipped kitchen comprises a range of wall and floor mounted units, integrated oven and hob, large pantry cupboard and space for a dishwasher, fridge or freezer. The ground floor also benefits from a downstairs WC and shower room and a handy utility room with plumbing for a washing machine and further space for white goods and access into the rear garden.

Stairs lead to the first floor landing where you will find three spacious double bedrooms with bedroom one benefiting from an ensuite shower room comprising walk in shower, pedestal hand basin and WC and bedroom two having access out onto a large balcony the perfect spot for a morning coffee. To the rear bedroom three and four both enjoy views over the well-maintained rear garden. The family bathroom comprises bath with shower over, pedestal hand basin, bidet and WC.

Outside the property benefits from beautifully maintained front and rear gardens bordered with a range of mature hedges and shrubs. To the front the property enjoys a terraced mainly laid to lawn garden, fishpond and a patio with sunny aspect a perfect for alfresco dining and watching the sunset. To the rear the property enjoys further laid to lawn garden and a number of fruit trees and vegetable patch. The property also benefits from off road parking and a large garage with inspection pit and storage below.



Little Haldon, 22 Embankment Road, Kingsbridge, TQ7 1LA

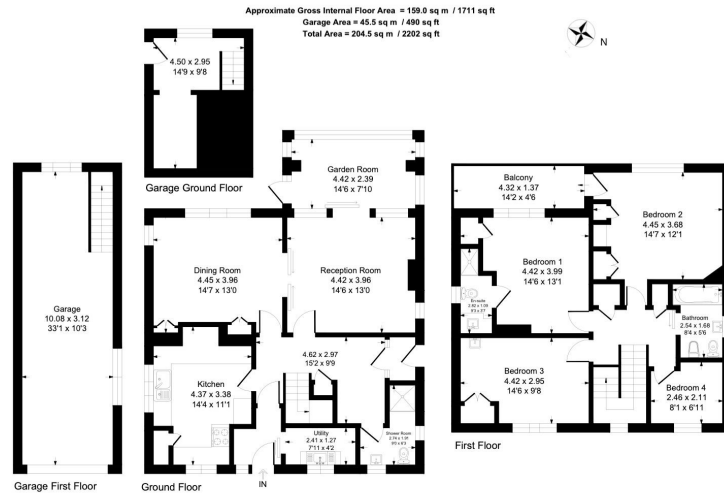
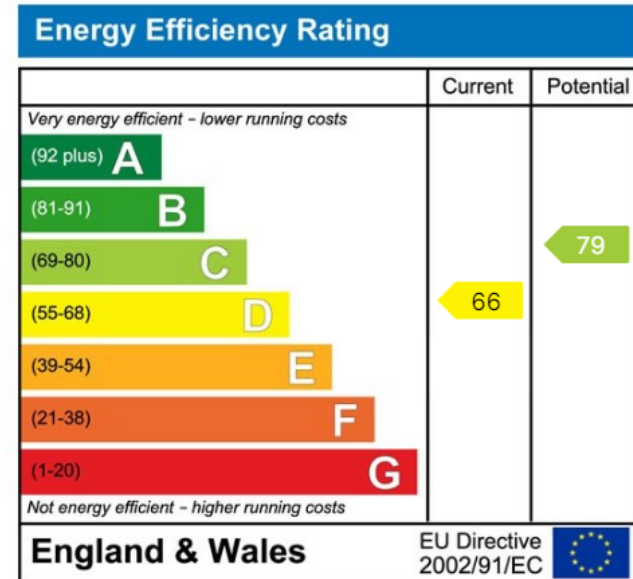


Illustration for identification purposes only, measurements are approximate, not to scale.

- Exceptional Waterside Views
- Detached Property
- Four Bedrooms
- Sought After Location
- Level Walk into the Town Centre
- Nearby Estuary Access
- Short Drive to the Coast
- Spacious Accommodation
- Short Walk to Nearby Amenities
- Generous Plot



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.



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