



Luscombe Maye

Since 1873

Waverley Road, Kingsbridge, TQ7 1EZ

Guide Price £485,000

3 1 2



SITUATION & DESCRIPTION

Situated within the heart of the popular market town of Kingsbridge this delightful property comprises entrance hall with ample room for coats and shoes leading into a large living room enjoying an open fire, large bay window to the front aspect and an archway leading through into a cosy snug with woodburning stove. To the rear of the property the modern open plan kitchen diner comprises a range of base units, with integrated oven and hob, dishwasher, space for further white goods, ample room for a dining room table and chairs and lovely original stone wall and mosaic feature. Stairs lead to the first floor landing where you will find three bedrooms, both bedroom one and two benefit from inbuilt storage cupboards and character fireplaces while bedroom three enjoys views over the rear garden. The family bathroom comprises bath with shower over, low level WC and pedestal hand basin. Outside the property enjoys an enclosed rear garden with sunny aspect mainly laid to lawn with patio area perfect for alfresco dining and entertaining and to the front a small courtyard garden perfect for catching the evening sun. The property also benefits from solar panels providing hot water for the property.

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. Kingsbridge is surrounded by the renowned South Hams coastline with a large number of beaches to enjoy and spectacular scenery stretching from Dartmouth in the West to Plymouth in the East.

COUNCIL TAX

The property is in Council Tax Band C.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

TENURE

Freehold.



17 Waverley Road, Kingsbridge, TQ7 1EZ

Approximate Gross Internal Floor Area = 113.5 sq m / 1222 sq ft

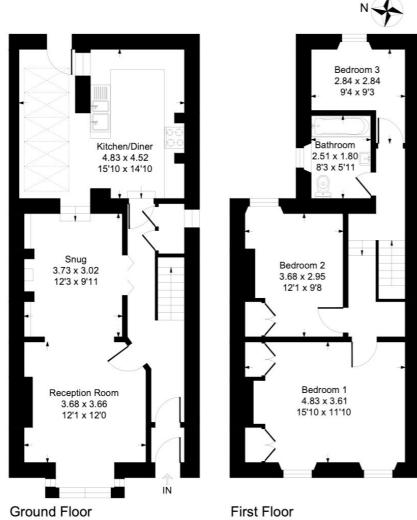
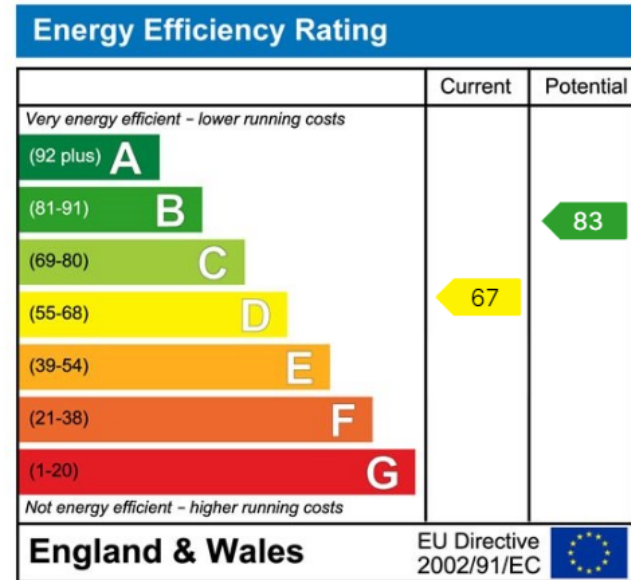


Illustration for identification purposes only, measurements are approximate, not to scale.

- Modern and Contemporary
- Three Bedrooms
- Light and Bright Throughout
- Town Centre Location
- Enclosed Rear Garden
- Short Walk to Nearby Amenities
- Spacious Accommodation
- Nearby Estuary Access
- Character Features
- Wood Burning Stove



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.