







9 Manor Park

Kingsbridge, TQ7 1BB

9 Manor Park comprises spacious entrance hall with ample room for coats and shoes with hallway leading to the family bathroom comprising bath with shower over, low level w/c, handbasin with vanity unit and handy wall mounted storage cupboard. Located on this level there are also three generous sized, light and bright double bedrooms and fourth bedroom or home office. The master bedroom benefits from a hand basin and vanity unit with bedroom two, three and four enjoying views out across the garden.

Steps lead down into a well-proportioned kitchen/diner comprising a range of base units with space for a washing machine, fridge/freezer, oven/hob and a dining room table. A further step down takes you in to a bright and airy living room benefitting from a woodburning stove and double doors out onto the balcony overlooking the garden perfect for entertaining or alfresco dining.

Outside, the property enjoys a generous size garden with small patioed area perfect for a table and chairs and a range of mature hedges and shrubs. The property also benefits from driveway parking for two cars and side access down into the garden.

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.



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

www.luscombemaye.com

A beautifully presented four-bedroom detached family home located within the popular market town of Kingsbridge just a short walk to the nearby amenities and the Kingsbridge and Salcombe Estuary.

- **Four Bedrooms**
- **Detached**
- **Generous Plot**
- **Close to Amenities**
- **Short Drive to the Coast**
- **Wood Burning Stove**
- **Garden with Sunny Aspect**
- **Ideal Family Home**
- **Light and Bright Throughout**
- **Town Centre Location**
- **Nearby Countryside Walks**

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Approximate Gross Internal Floor Area = 86.7 sq m / 934 sq ft

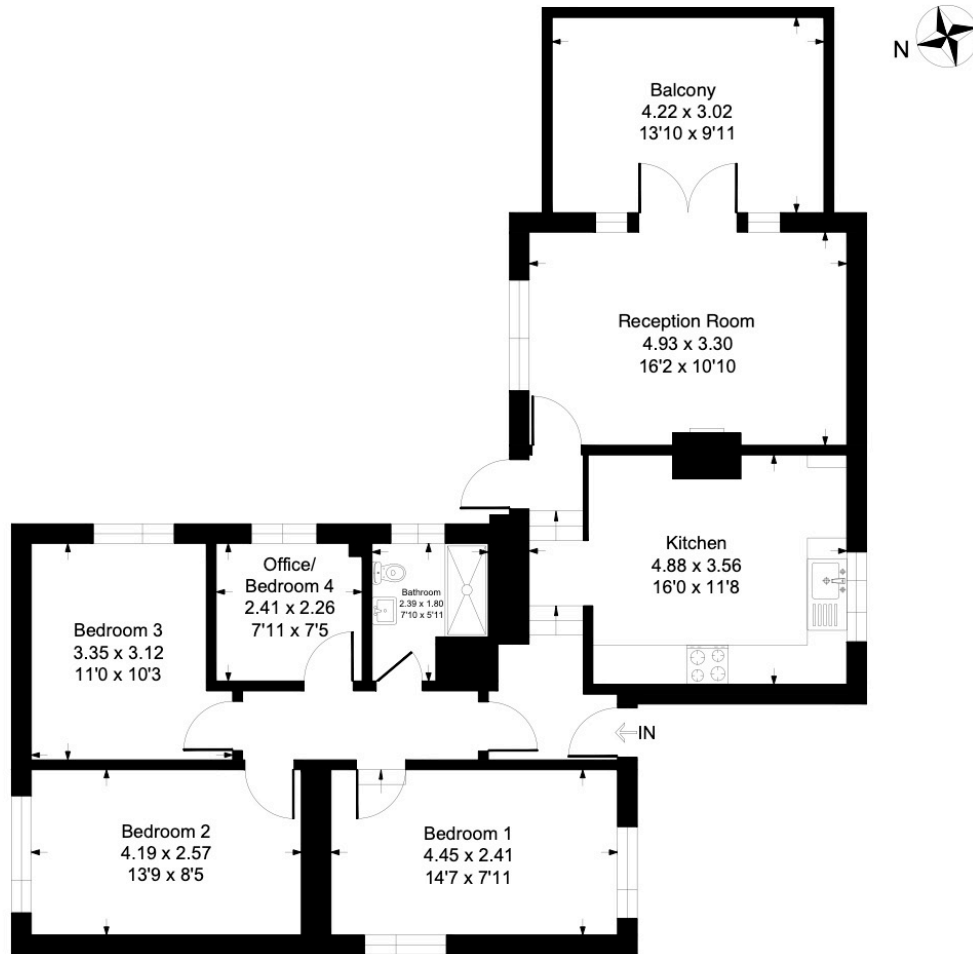


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band D.

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 our office continue north on Fore Street, at the junction, just past the police station, proceed north. Continue down the hill and take the second right hand turning on to Manor Park, follow the road half way down and you will find the property on the left hand side.

Address: 9 Manor Park, KINGSBRIDGE, TQ7 1BB
RRN: 0300.2440.3260-2177-2861

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			85
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		66	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			

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