



Luscombe Maye

Since 1873

Kingsway Park, Kingsbridge

Offers Over £550,000

🛏️ 5 🚿 3 🛋️ 3



A spacious detached family home situated on the edge of the town, in a quiet residential area, enjoying an elevated position and a southerly facing aspect having rural views.

The ground floor comprises a cosy living room with views of the rolling countryside having double doors leading into the spacious, open plan kitchen/dining room making a seamless flow between living spaces.

The kitchen is modern, light and airy with a large central island making this space the heart of the home. A utility with access into the rear garden is located just off the kitchen for added convenience. Completing the ground floor is a snug/second living room, study and under stairs WC.

Stairs lead you up to the first floor which boasts well proportioned rooms. The principle bedroom is generous in size, featuring a large en-suite shower room, walk in wardrobe and southerly views over the fields. Bedrooms 2 and 3 are good sized double bedrooms, having built in storage and views. Bedroom 4 is a double and bedroom 5 is well-proportioned having an en-suite and built in storage.

At the front of the property, you will find a private drive with parking for several vehicles as well as the use of an integral garage. The front garden is laid to lawn with mature shrubs bordering the plot. A south facing balcony is the perfect spot to unwind catching the afternoon sun. The rear garden offers a degree of privacy.

DISCLAIMER

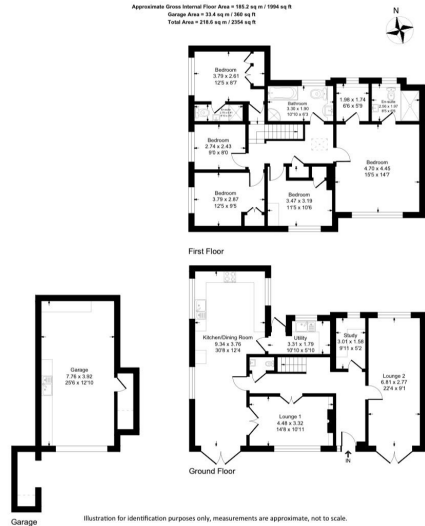
There is a structural leak from the balcony into the garage of the property, therefore there is no SHDC building completion certificate for the extension to the property.

South Hams District Council will not issue a completion certificate until leak is repaired. This renders the property un-mortgageable. There is an extensive quantity surveyors report on work required to repair leak from balcony into garage.



8 Kingsway Park, Kingsbridge, TQ7 1HJ

Approximate Gross Internal Floor Area = 185.2 sq m / 1994 sq ft
 Garage Area = 33.4 sq m / 360 sq ft
 Total Area = 218.6 sq m / 2354 sq ft



- Detached
- Spacious living accommodation
- Open plan kitchen/dining room
- Two living rooms
- Five double bedrooms
- Large principle bedroom
- Rural outlook
- Southerly aspect
- Front & rear gardens
- Garage & driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Kingsbridge:
 62 Fore Street, Kingsbridge TQ7 1PP
 01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com