



Luscombe Maye

Since 1873

Church Street, Kingsbridge

£300,000

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Located in a popular location on Church Street, this wonderful period home oozes character and charm yet having an abundance of natural light which flows throughout the cottage.

When entering the property you are greeted by a welcoming kitchen/dining room which is the heart of the home. Original flagstone flooring and Belfast sink add character, whilst a wood burning stove adds warmth. A useful downstairs WC is located just off the kitchen for convenience. The accommodation seamlessly flows into the lounge, with exposed stone and brick walls having a central open plan fire place making this a wonderful spot to hide away in winter. Stairs lead up to the first floor where you will find two double bedrooms, with the principle bedroom being well-proportioned together with a family bathroom. In the principle bedroom spiral stairs lead up to an extremely useful loft area which is half boarded and has potential to be extra living accommodation.

From Church Street, a pedestrian side access leads to the cottage and there are steps leading to a patio with a covered area with built in barbeque ideal for alfresco dining and entertaining. Further steps lead to a pathway leading to a delightful, gently sloping wild garden with an array of established shrubs and trees together with wild flowers, at the top of this garden is a timber garden shed and a further seating area with far reaching views across the town to the countryside in the distance. Allocated parking is adjacent to the property in Church Close.

FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyancing process.



30 Church Street, Kingsbridge, TQ7 1DD

Approximate Gross Internal Floor Area = 89.4 sq m / 962 sq ft
 Summer House Area = 21.3 sq m / 230 sq ft
 Total Area = 110.7 sq m / 1192 sq ft

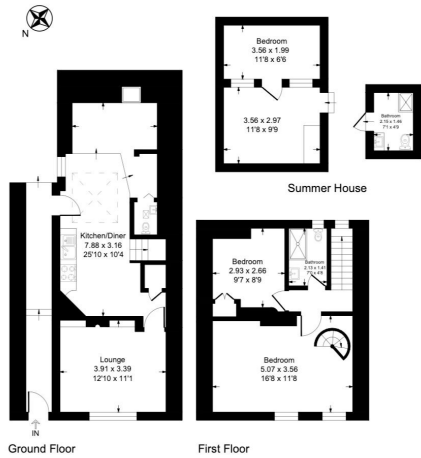
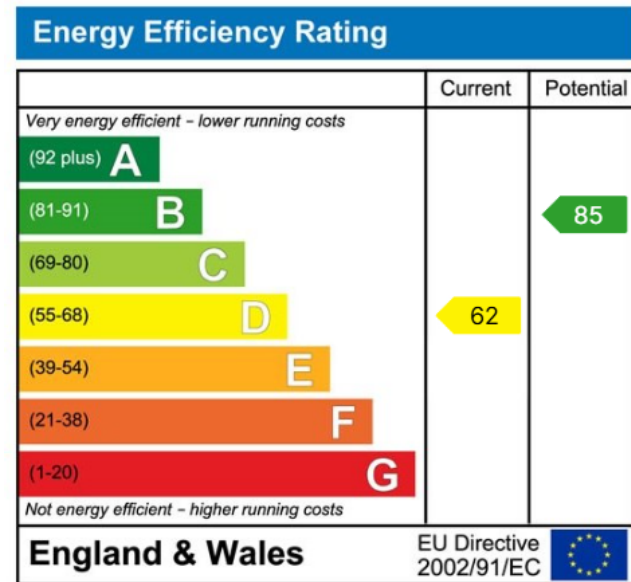


Illustration for identification purposes only, measurements are approximate, not to scale.

- Mid terraced
- Light and bright throughout
- Ideal permanent home, second home or investment property
- Country side views
- Short drive to the Coast
- Character features throughout
- Town centre location
- Close to amenities
- Allocated parking



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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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