



Luscombe Maye

Since 1873

Vincents Road, Kingsbridge

£425,000

4 1 2



A driveway leads you to the front of 17 Vincents Road where you will notice a garden and a side gate for access to the back garden. The property boasts spacious living accommodation and benefits from an abundance of natural light which flows throughout the property. Upon entering the hallway you will find the study/4th bedroom to your left and useful under stairs storage. The next door way on the left leads you into a downstairs w/c, to the right is a dual aspect lounge with an electric fire for those winter evenings and large window over looking the front garden. Flowing through into the dinning area, patio doors lead into a conservatory which gives you extra living accommodation and views over the back garden. From the conservatory is a decking area for those alfresco nights having steps leading into the garden. The kitchen has a range of wall to floor mounted units with some integrated appliances, there are 2 windows overlooking the rear garden letting in light making this a very welcoming room. There is also space for a dinning table making this a very useful family space, a utility area leads off from the kitchen.



Stairs lead up to the first floor, you will notice two double bedrooms and a single. The master bedroom is a large space benefitting from 2 windows overlooking the front garden making it a light and airy room. The family bathroom consists of a white modern suite with a shower over the bath. The second bedroom is a double that looks over the back garden as does bedroom 3 with lovely views over Kingsbridge. 17 Vincents Road is a very appealing family home within the lovely market town of Kingsbridge.

Kingsbridge is a thriving South Hams town with a friendly and active local community and with excellent facilities including a leisure centre, cinema and highly rated schools. The town offers an ideal focal point to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.



17 Vincents Road, Kingsbridge, TQ7 1RP

Approximate Gross Internal Floor Area = 117.4 sq m / 1265 sq ft

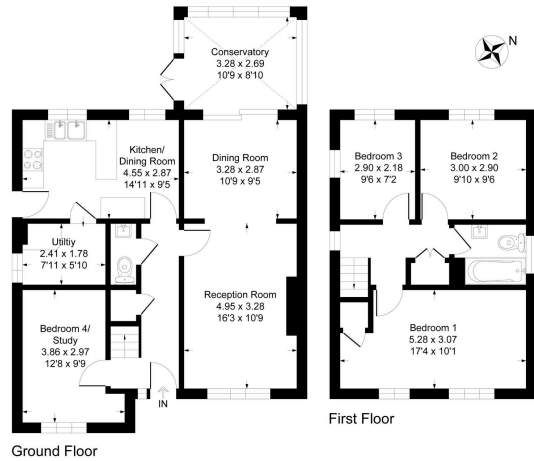
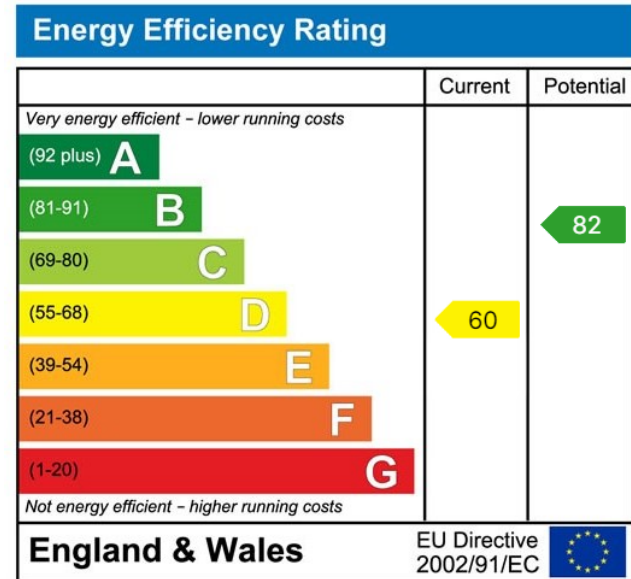


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached property
- Close to town
- Light and bright accommodation
- Far reaching views
- Driveway parking
- Family sized accommodation
- Front and rear gardens
- 4 bedrooms



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.