



Luscombe Maye
Since 1873

Baptist Lane, Kingsbridge

Guide Price £235,000

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This charming terraced property offers a unique opportunity for town centre living with the added benefit of a tranquil private garden. The home strikes a perfect balance between traditional character and modern convenience, making it ideal for a variety of buyers.

The exterior features a welcoming light render and a distinctive light blue front door with glazed panels. Inside, the living and dining area is cosy and inviting, featuring a wood-burning stove set within a rustic stone and brick surround. This space flows seamlessly into the well-lit kitchen and is fitted with light wood cabinetry, dark countertops, and a stylish white tiled backsplash. The kitchen includes a stainless steel sink, integrated gas hob.

Upstairs, there are two well-proportioned bedrooms. Bedroom 1 and Bedroom 2, both feature light, neutral decor and wooden flooring. The bathroom is equipped with white rectangular tiling, a pedestal sink, a bathtub, and a toilet, with double windows allowing ample natural light.

The rear garden is an oasis of calm, featuring a multi-tiered landscape with stone steps, established trees, shrubs, and ground cover. A raised patio area offers a perfect spot for relaxation, soaking up the afternoon sun or entertaining, surrounded by stone paving, gravel areas, and lush greenery. A useful store room, measuring 1.42m x 2.03m, provides additional storage.

Conveniently located in the heart of Kingsbridge, the property is close to a range of amenities, including a Tesco Superstore and Morrisons just a 3-minute walk away. Dining options, such as Dream Turkish Kitchen, Maha-Bharat Indian Restaurant, and The Old Warehouse, are within a minute's stroll. Families will find educational facilities nearby, including Ark at Tresillian, Kingsbridge Community Primary School, and Kingsbridge Community College.

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. Kingsbridge is surrounded by the



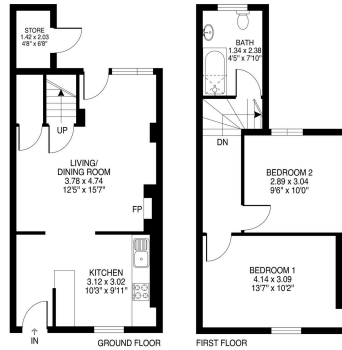


Illustration for identification purposes only, measurements are approximate, not to scale.

- End of terrace
- Outdoor space
- Stones throw from Fore Street
- Two double bedrooms
- Open plan living space
- Wood burning stove
- Sought after location
- Modern interiors
- No onward chain
- Abundance of natural light

