



Luscombe Maye

Since 1873



# Church Street, Kingsbridge

£300,000

3 2 1





Upon entering this home, you are greeted by a large, welcoming entrance hall, which not only provides useful storage options but also offers a sense of space and light from the moment you walk through the door. A staircase takes you up to the first floor, where you'll find three generously sized bedrooms. The master bedroom is complete with with a modern en-suite shower room and convenient built in storage. Bedroom two also benefits from built in storage, adding to the practicality and shares a well-appointed family bathroom with bedroom three, making it ideal for family living or hosting guests.

A true highlight is the expansive open plan kitchen, dining and living area, which spans the whole of the top floor. This space is thoughtfully designed for modern living, providing plenty of room for relaxing, cooking or entertaining. The vaulted ceilings and multiple skylights enhance the sense of space, flooding the top floor with natural light. The home is presented in fantastic condition and enjoys a prime location, conveniently close to the town centre.

Outside, you will find a patio area to the front and an allocated parking space in Windsor Court.

Kingsbridge is a picturesque market town, having a wide range of shops, a health centre, a cottage hospital, a leisure centre with indoor swimming pool and bowls arena, a library, excellent primary and secondary schools and churches of various denominations. Kingsbridge is situated at the head of the Salcombe Estuary and there are moorings and slip ways on the quay adjoining the promenade. The surrounding area has an excellent range of sandy beaches and cliff top walks with the popular sailing towns of Dartmouth and Salcombe about 11 miles and 7 miles distance by road respectively. The A38 dual carriageway is approximately 12 miles to the north and the city of Plymouth approximately 20 miles west.



The Garret, 39 Church Street, Kingsbridge, TQ7 1BT

Approximate Gross Internal Floor Area = 198.9 sq m / 1722 sq ft

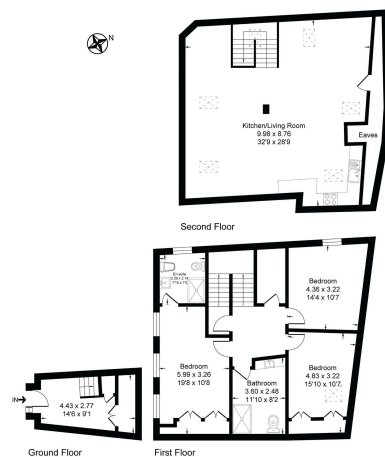


Illustration for identification purposes only, measurements are approximate, not to scale.

- Modern & well presented
- Open plan layout
- 3 double bedrooms
- Fantastic location
- Allocated parking
- Spacious living accommodation
- Abundance of light
- Family bathroom & en-suite
- Patio area

