



Luscombe Maye
Since 1873

Duncombe Street, Kingsbridge

Guide Price £225,000

3 1 1



*** AUCTION SALE VIA BAMBOO AUCTIONS ***

Located in the heart of Kingsbridge, this three-bedroom property offers an exciting opportunity to create your dream home. Brimming with potential, the house boasts well-proportioned rooms and includes the added benefit of a workshop/cellar, ideal for additional storage or creative use. The large rear garden provides ample space for outdoor living. Situated within close proximity to local amenities, this home is perfect for those seeking convenience and charm.

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SITUATION

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.

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.

SERVICES

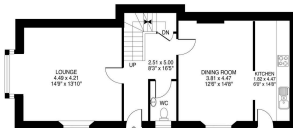
Electric: mains



13 Duncombe Street, Kingsbridge, TQ7 1LR
Approximate Gross Internal Floor Area = 135 sq m/ 1453 sq ft



FIRST FLOOR



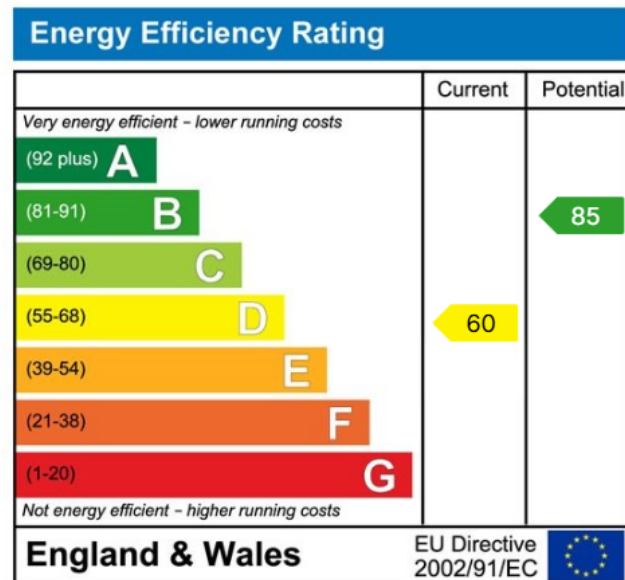
GROUND FLOOR



LOWER GROUND FLOOR

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

- Three bedrooms
- Heart of Kingsbridge
- Brimming with potential
- Well proportioned rooms
- Workshop/cellar
- Large garden
- Proximity to amenities
- In need of modernisation



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.