

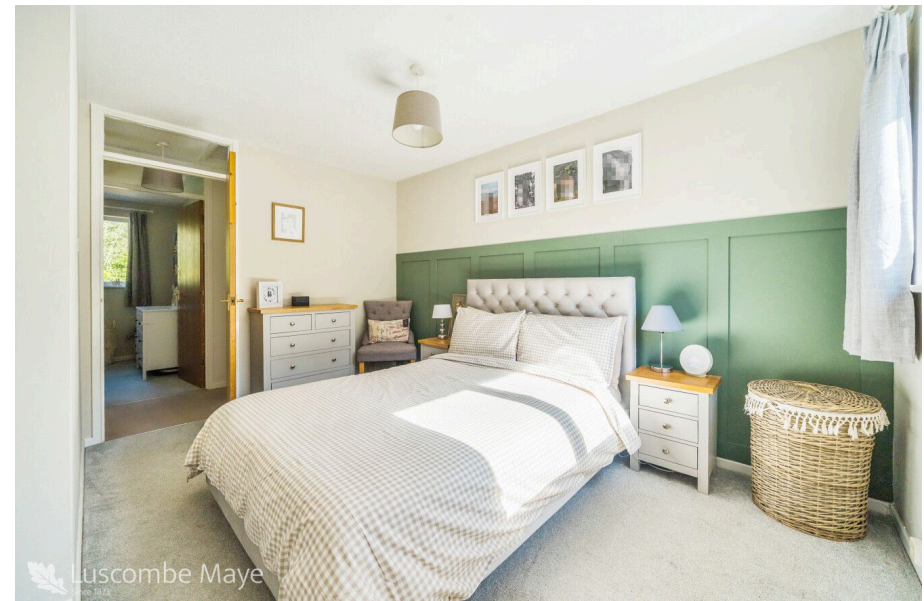


Luscombe Maye
Since 1873

Lime Grove, Kingsbridge, TQ7 1TP

Guide Price £275,000

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Tucked away in a peaceful yet central part of Kingsbridge, this modern two-bedroom terraced home offers a rare blend of comfort, convenience, and potential complete with planning permission for a loft conversion and single-storey extension.

As you step inside, a welcoming entrance lobby provides practical space for coats and shoes. The cosy living room is bright and inviting, filled with natural light, an ideal spot to relax.

The living area flows into a well-appointed kitchen, featuring wall and base cabinets and space for a washing machine, tumble dryer, and dishwasher. The stylish and low-maintenance Karndean beech wood-effect flooring extends through to the adjoining conservatory/dining area, an airy, light-filled space glazed on three sides, perfect for entertaining. Double-glazed doors open onto a private paved garden with a raised vegetable patch and a charming children's play kitchen, an ideal spot to enjoy the sun.

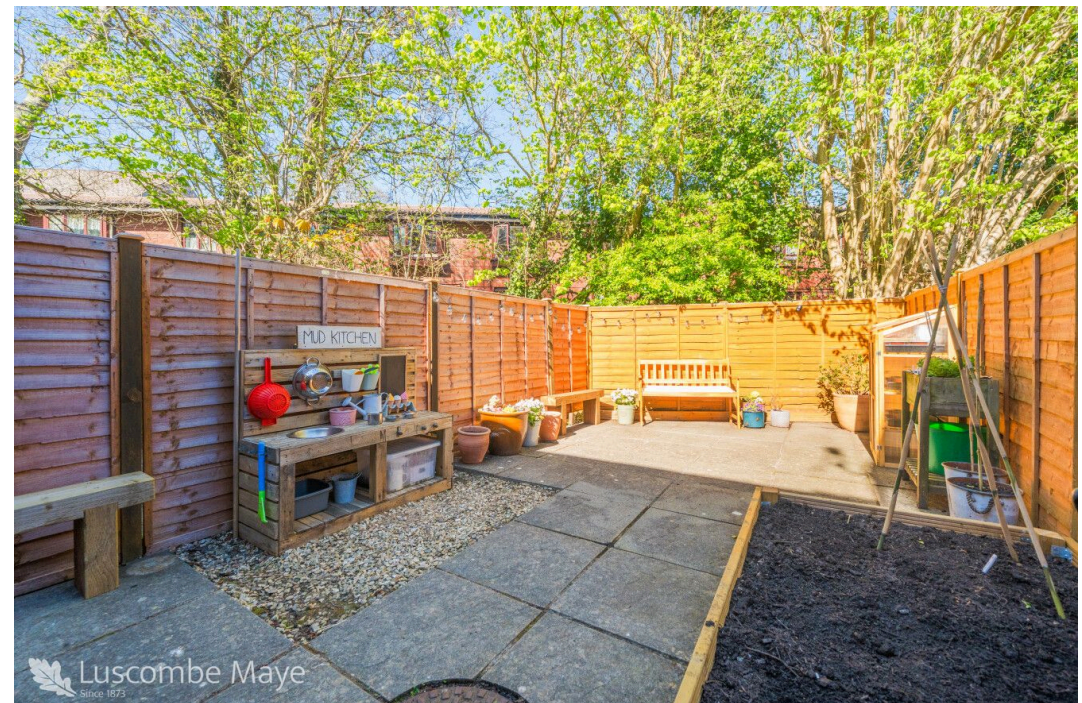
Upstairs is fully carpeted and thoughtfully laid out. The first bedroom is a newly decorated single room overlooking the garden, perfect for a child, guest room, or home office. The spacious second bedroom is a generous double, complete with fitted wardrobes and shelving.

The family bathroom includes a bath with overhead electric shower, WC, and hand basin, all set on easy-to-clean Karndean flooring. A hallway cupboard houses the water tank for additional storage.

Parking is convenient, with a dedicated space directly outside the property, plus a very useful additional allocated space located to the left of the property.

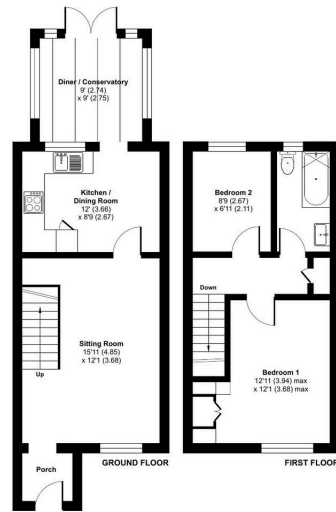
Kingsbridge

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. The town also has a library, primary school and highly rated secondary school.



Lime Grove, Kingsbridge, TQ7

Approximate Area = 730 sq ft / 67.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1279557



- Modern Two Bedroom Terraced House
- Well presented throughout
- Close to Town Centre and Local Amenities
- Rear Courtyard Garden
- Planning Permission for a Loft conversion & Single-storey extension
- Parking for two vehicles
- Peaceful Location



Use the QR code for further "Material Information" about this home

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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