



Luscombe Maye

Since 1873

Wallingford Road, Kingsbridge

£297,000

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This attractive brick-built home boasts characterful features throughout, yet benefits from modern convenience.

Upon entering, you are welcomed by a porch with space for shoes and coats. Stepping inside, you'll find a stylish open-plan sitting and dining room. The sitting area features a charming brick surround with a wood burner, creating a cosy retreat in the winter. At the far end of the room, a sunroom allows natural light to flood the ground floor. The well-fitted kitchen features slate flooring, and at the rear, a useful utility, shower room and WC provide added convenience, perfect for washing off sandy feet without walking through the house.

Upstairs, the home offers two generously sized double bedrooms, both filled with natural light. The bathroom includes a separate bath and a corner shower cubicle. A staircase leads to a versatile attic room with Velux windows, ideal for a home office, study, or additional sleeping space.

Externally, a terraced garden adjacent to the property is accessed via a shared pathway. The garden includes a vegetable-growing area, a lawn, and a raised decked terrace that captures sunlight throughout the day, offering stunning far-reaching views over the town and countryside.

Located a stone's throw from the bustling town centre and picturesque estuary, the property provides easy access to Kingsbridge's excellent amenities. From independent shops, supermarkets and a variety of restaurants and pubs to the leisure centre and cinema, everything you need is within reach. The town also boasts a health centre, a harbour with boating facilities and a thriving community atmosphere.

Kingsbridge is perfectly positioned at the head of the Salcombe Estuary, offering excellent access to the stunning Devon countryside and coastline. With some of the region's most beautiful beaches just a short drive away, this property presents an incredible opportunity for anyone seeking a vibrant lifestyle in a serene setting.

FURTHER INFORMATION



33 Wallingford Road, Kingsbridge, TQ7 1NA

Approximate Gross Internal Floor Area = 123.5 sq m / 1330 sq ft

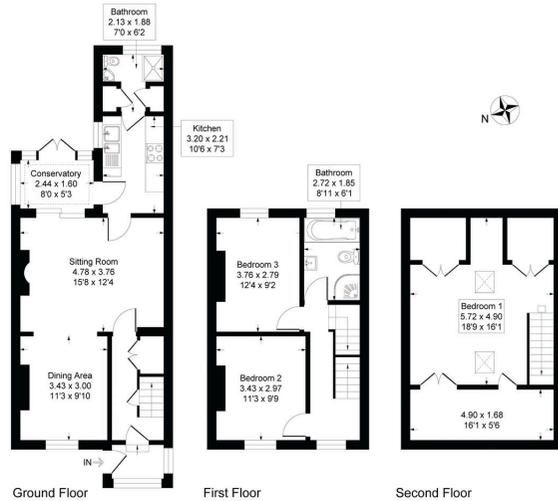


Illustration for identification purposes only, measurements are approximate, not to scale.

- Attractive Brick-Built Home
- Sun Room
- Spacious Terraced Garden
- Utility & Downstairs Shower Room
- Modern Kitchen
- Two Bedrooms & Attic Room
- Recently Modernised
- Open Plan Living
- Characterful Features
- Proximity To Amenities



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



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