



Luscombe Maye  
Since 1873



**45 Scholars Walk,**  
Guide Price £295,000

3 2 1





This delightful terraced home offers a harmonious blend of comfort and convenience, ideal for families and those seeking a serene lifestyle. The property features a light-coloured symmetrical facade and a welcoming gabled porch. The exterior is enhanced by a garden that gently ascends, enclosed by robust wooden fencing, providing a private oasis for relaxation. A raised wooden deck, accessible through bi-fold doors from the reception room, is perfect for al fresco dining, offering picturesque views of the surrounding area. A paved allocated parking space ensures convenient off-street parking.

Inside, the maintained interior spans approximately 986 square feet. The ground floor includes a spacious dining room and a well-appointed kitchen with light-coloured wooden cabinetry and dark countertops. The adjacent utility room offers additional storage and laundry space. A modern fireplace with a white mantle creates a cosy focal point in the reception room, and bi-fold doors seamlessly connect indoor and outdoor living spaces. The ground floor also includes a convenient WC.

The first floor features three well-proportioned bedrooms and a family bathroom. Bedroom 1 is a tranquil retreat with a private en-suite bathroom. Bedrooms 2 and 3 are equally well-presented, ensuring a move-in-ready experience. The family bathroom includes a white bathtub with a blue mosaic tile border.

The location is equally appealing, with local amenities within easy reach. Families will appreciate the proximity to educational facilities such as Kingsbridge Community Primary School and Kingsbridge Community College. Daily errands are easily accomplished on foot, with a Tesco Superstore and Morrisons nearby. The local scene offers diverse dining options and leisure opportunities, including Kings Cinema Kingsbridge and Quayside Leisure Centre.

This home presents a rare opportunity to enjoy stylish, stress-free living in the heart of Kingsbridge.



# 45 Scholars Walk, Kingsbridge, TQ7 1QL

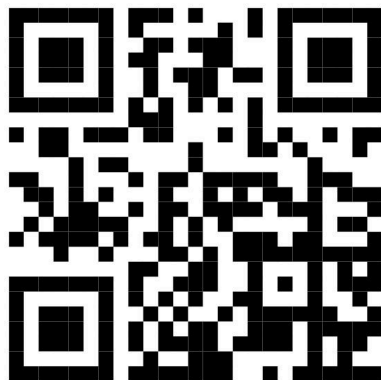
Approximate Gross Internal Floor Area = 91.6 sq m / 986 sq ft



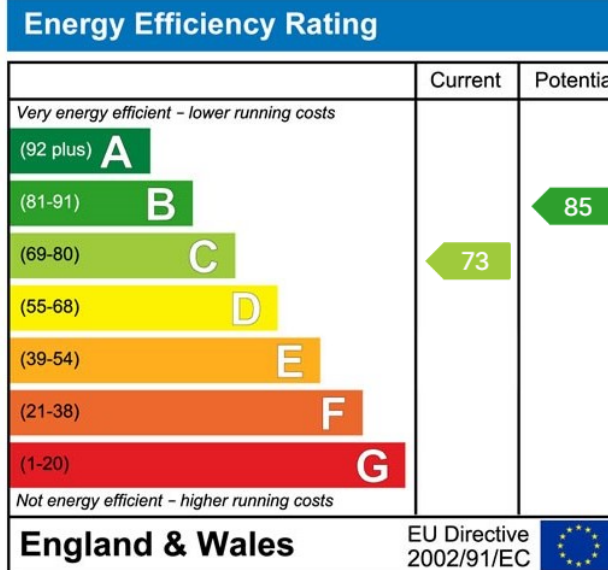
Illustration for identification purposes only, measurements are approximate, not to scale.

- Three Bedroom Mid Terrace Home
- Kingsbridge town Location
- Ready to move in
- Light and airy accommodation
- No onward chain
- Newly decorated
- Views over Kingsbridge Town
- Close to local amenities
- Close to local schools
- Allocated Parking

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



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**Kingsbridge:**  
62 Fore Street, Kingsbridge TQ7 1PP  
01548 857474  
kingsbridge@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)