



Luscombe Maye  
Since 1873

# Buckwell Close, Kingsbridge, TQ7 1NP

Guide Price £395,000

3 1 1



## DESCRIPTION & SITUATION

Located in an elevated position in the market town of Kingsbridge, 5 Buckwell Close offers a modern three bedroom detached bungalow with outstanding views over the town to the countryside beyond.

Recently renovated, the accommodation comprises entrance porch, open plan kitchen/dining room with dual aspect windows including sliding doors to the enclosed rear garden. There is a modern kitchen with a range of wall and floor mounted units and integrated appliances, there is also a side porch with access to the front and rear gardens. The property benefits from three naturally light and bright bedrooms and a modern family shower room. Outside, 5 Buckwell Close enjoys a generous plot with front and rear gardens, an abundance of driveway parking and single garage. The rear garden is tiered, mainly laid to lawn with a south-facing aspect where the beautiful far-reaching views can be enjoyed.

This property also enjoys a prime, walkable location—with Morrisons and Tesco Superstore accessible by foot along with a variety of restaurants, cafes, and the Kings Cinema for entertainment. Families will appreciate proximity to Kingsbridge Primary School and the highly regarded Kingsbridge Community College, while the nearby coast and countryside offer endless opportunities for outdoor adventure.

## FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information <https://moverly.com/sale/RbkY7n24rWpGuHqBH3SUXJ/view>. Alternatively, you can contact our team for this information.

Verified Material Information

Council Tax band: D

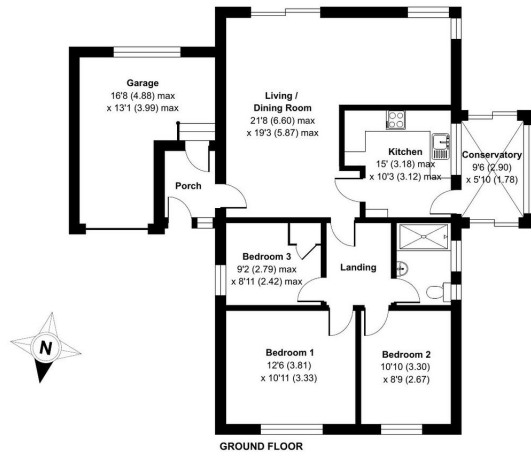
Tenure: Freehold



## Buckwell Close, Kingsbridge, TQ7

Approximate Area = 1136 sq ft / 105.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1360342



- Detached bungalow
- Elevated position
- Front and rear gardens
- Immaculately presented throughout
- Walking distance to town centre
- Far-reaching views over the town
- Garage & driveway parking
- Three bedrooms
- Naturally light and bright
- No onward chain



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 72                         | 80        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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