

Luscombe Maye
Estate Agents



59 Scholars Walk
Kingsbridge
TQ7 1QL

Guide Price £219,000

An immaculately presented two double bedroom house with kitchen, living/ dining room, ground floor WC and family bathroom with established easy to maintain garden and parking.

- Walking distance to amenities
- Gas fired central heating
- Garden and Parking
- Two double bedrooms
- Immaculately presented throughout



Full Description

HOW TO GET THERE

From our office, continue up Fore street bearing right at the fork into Duncombe Street, continue straight into Waterloo Road and left at the junction into Church Street. Continue for a couple of hundred yards and take the first left into Fosse Road. Proceed along Fosse Road and take the first turning left into Scholars Walk, Number 59 will be found a short distance down the hill on the right hand side.

SITUATION

Kingsbridge is situated at the head of the Salcombe Estuary and has a Leisure Centre with indoor swimming pool and bowls arena, a Cottage Hospital, the highly regarded Kingsbridge Community College, a variety of restaurants and pubs, a cinema, harbour and boating facilities together with a range of independent shops and two supermarkets.

The South Devon coastline is renowned for spectacular scenery and beaches, stretching from the mouth of the Dart in the east to Plymouth Sound in the west. The nearest beaches at Bantham (Approx. 5 miles) and Slapton Sands (Approx. 6 miles) offer splendid clifftop and coastal walks where you can enjoy the spectacular rugged splendour the South Hams Coastline has to offer.

The popular sailing resort of Salcombe is about 7 miles distant by road, with an excellent range of recreational and shopping facilities and the sandy beaches of East Portlemouth, North Sands and South Sands.

There are golf clubs at nearby Bigbury and Thurlestone, flanking the mouth of the River Avon, and Dartmouth Golf and Country Club about 10 miles distant.

The City of Plymouth, about 21 miles away, has a full range of facilities, including an excellent modern theatre, ferry service to France and Spain, and mainline railway station with direct services to Cornwall, London and the Midlands. The nearby Elizabethan town of Totnes is located about 13 miles away and offers mainline railway services together with a range of local and independent shops and a regular market.

DESCRIPTION

59 Scholars Walk is a well presented mid terraced house, built in 2003 with gas fired central heating and double glazing throughout.

The property offers a spacious kitchen and living room with patio doors to the garden as well as a ground floor WC. On the first floor accommodation is two double bedrooms and an internal family bathroom.

Outside offers off road parking directly in front of the property and to the rear is an enclosed garden which is decked with a flower bed to enjoy.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With stairs to first floor, radiator.

KITCHEN

Range of wall and floor units with wood effect work surface over. Inset stainless steel sink unit with mixer tap and single drainer with tiled splash back. Low level oven with four ring electric induction hob unit and extractor fan above. Under counter space and plumbing for dishwasher or washing machine. Space for tall standing fridge/freezer. Radiator.

LIVING ROOM

Patio doors to the garden. Electric fire place with stone effect surround. Under Stairs storage cupboard. 2 Radiators. Laminate flooring.

WC

With low level WC, pedestal hand basin, extractor fan. Radiator.

From the Entrance Hallway, stairs lead to the first floor.

BEDROOM 1

A naturally bright double bedroom with two windows overlooking the rear garden. 2 Radiators.

BEDROOM 2

With window to the front aspect. Radiator.

BATHROOM

A white 3 piece suite comprising panelled bath with shower over. Low level WC, hand basin with vanity unit below. Extractor fan. Radiator.

OUTSIDE

To the front of the property is off road parking for 1 vehicle and is separated by a low level wall and cast iron railings. To the rear is a delightful decked terraced garden with a variety of established flowers to borders and enclosed timber fencing.

TENURE

Freehold

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

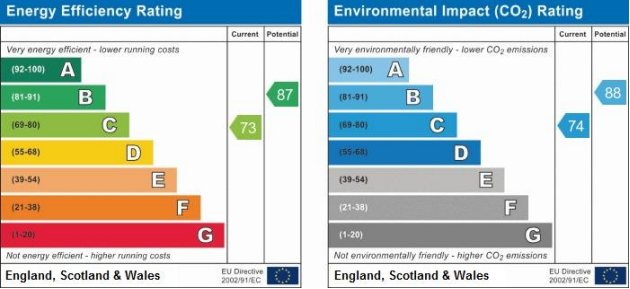
The property is council tax band 'B'

LOCAL AUTHORITY

South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE
Tel: 01803 861234.

VIEWING

Strictly by appointment with the agents:
Luscombe Maye
62 Fore Street
Kingsbridge
Devon
TQ7 1PP
Tel: 01548 857474



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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