



Luscombe Maye

Since 1873

St Anns Chapel, Kingsbridge

Guide Price £395,000

3 1 1



The property comprises an entrance porch with space for shoes and coats leading into the naturally light and bright living room with a large window to the front aspect and a log burner. The kitchen has been finished to a modern standard with an abundance storage, gas hob and cooker, space and plumbing for washing machine and dryer, space for dishwasher and opening through to the conservatory with a breakfast bar and French doors to the rear garden.

The first floor offers two spacious double bedrooms, both enjoying an abundance of natural light and countryside views, the principal room has built in wardrobes. There is a further single bedroom and the family bathroom comprising bath with shower over, glass shower screen, pedestal hand basin and WC.

This lovely home sits on a large, level corner plot that wraps around the property providing an abundance of driveway parking to the front and side of the house for five cars/ caravan parking. Accessed from the kitchen via the French doors is an enclosed patio area with a range of mature trees and shrubs. From here the large level lawn can be accessed, fully enclosed by a fence and hedge border, the garden is incredibly private with shed and outbuilding. The large plot offers potential for an extension, annex or sun room (all subject to planning permission.)

3 Hilltop offers the ideal family home with wonderful garden and modern finish throughout. The current Vendor installed a new air source heat pump heating system in 2024.

The property is subject to a Section 157 local occupancy restriction. Please contact us for further information.

Council Tax: Band B.

Tenure: Freehold. Standard construction.

Electric: mains. Water: mains. Heating: air source heat pump.
Sewerage: mains. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Ample driveway parking.



3 Hilltop, St Ann's Chapel, Kingsbridge, Devon, TQ7 4HG

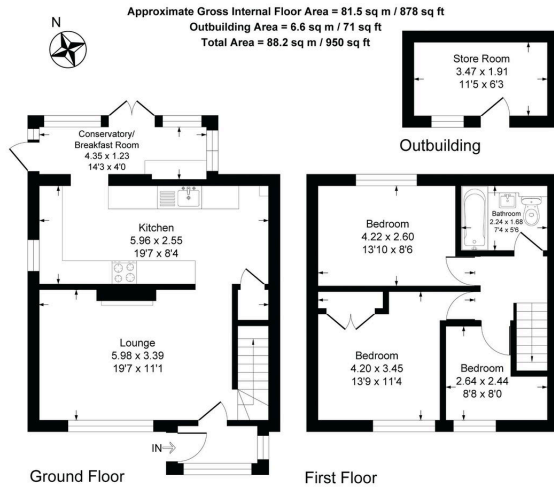
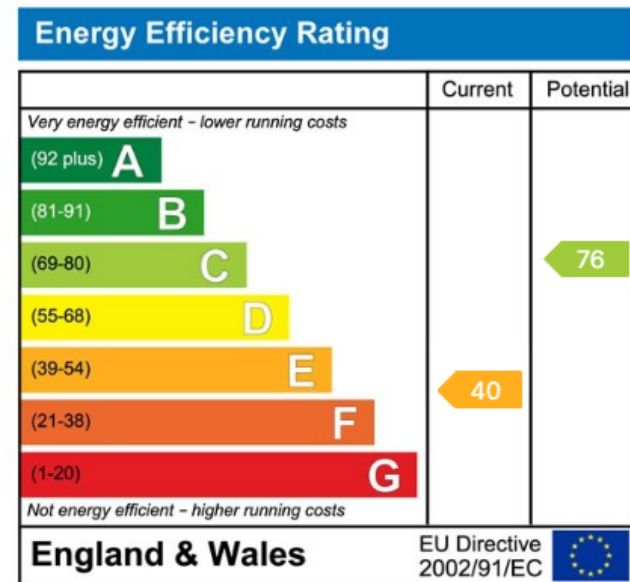


Illustration for identification purposes only, measurements are approximate, not to scale.

- Generous gardens
- Ample driveway parking
- Beautifully presented throughout
- Walking distance to shop and pub
- Nearby footpaths to the surrounding coastline
- Three bedrooms
- Log burner
- Far-reaching countryside views
- Naturally light and bright



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.