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1 ST MARCO GARDENS

KINGSBRIDGE

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GROUND FLOOR

Large Entrance Hallway | Kitchen | Open Plan Living/Dining Room |
Utility Room | Garage | W/C | Bedroom 1 With En-Suite Shower
Room | Bedroom 2 | Bathroom

FIRST FLOOR

Bedroom 3 | Bedroom 4 | W/C

EXTERNAL

Large Private Driveway | Rear Garden Laid To Lawn





“A detached property in a quiet location within walking distance to the town centre”...

Welcome to 1 St. Marco Garden, a delightful four bedroom detached dormer bungalow located in a desirable, private area of Kingsbridge. This inviting property offers the perfect blend of tranquillity and convenience, being just a short walk from local amenities, as well as nearby primary and secondary schools.

- Privately secluded and set back from the road
- 4 spacious bedrooms with an ensuite shower room in bedroom 1
- Dual aspect log burner
- Driveway parking
- Walking distance to all amenities
- Wrap around garden





Upon entering, you're welcomed by a spacious hallway that guides you through the well-planned layout of this home. To the right, a hallway leads to a large, double-aspect bedroom, a family bathroom, and bedroom 1 that overlooks the garden complete with built-in wardrobes and an en-suite shower.

To the left, the layout flows into a light-filled living room, where a dual aspect log burner creates a warm and inviting focal point. This space wraps seamlessly around to the dining room, with sliding doors that open onto a level garden—a perfect spot for entertaining or relaxing. Adjacent to the dining room, you'll find a well-equipped kitchen, a practical utility room, and access to the substantial integral garage, which includes a workshop area and electric doors. A side entrance and a convenient WC are also in the hallway. The understairs storage completes this functional space.

Upstairs, a large landing leads to a double bedroom with a built-in cupboard, a versatile room that currently serves as an office/snug with additional eaves storage, and a separate WC on the landing. This home boasts abundant natural light and generous proportions throughout.

Outside, a beautifully maintained, level garden with mature shrubs offers both privacy and sunshine—a true garden retreat. A path surrounds the property, leading to an additional garden area on the side with more mature shrubs. The front of the property provides ample driveway parking for multiple vehicles. 1 St. Marco Garden truly combines practicality, privacy, and proximity in a sought-after Kingsbridge location, making it an ideal choice for a comfortable main home.





KINGSBRIDGE

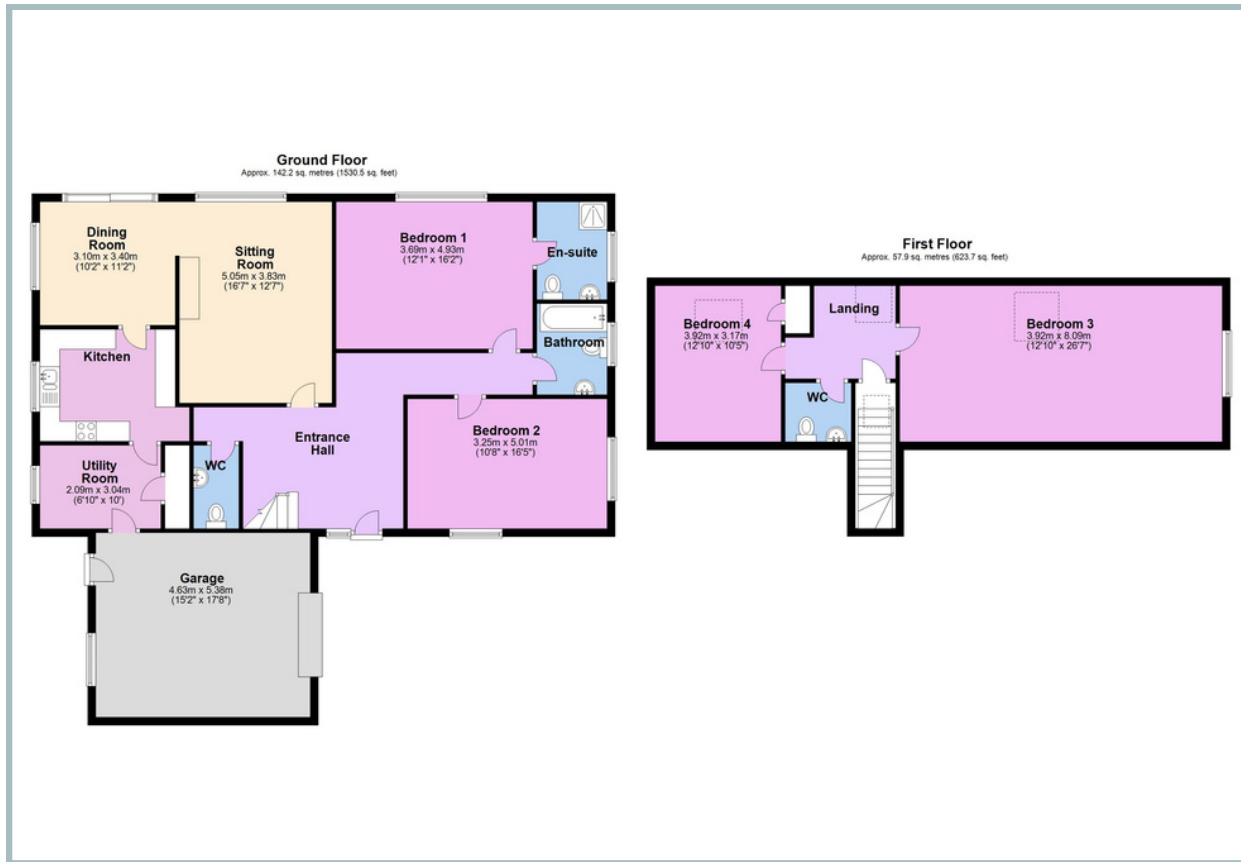
Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 6.8 miles - Totnes 13 miles (Railway link to London Paddington) - Dartmouth 14 miles

All distances are approximates



TOTAL APPROXIMATE AREA: 2154 SQ FT 200.1 SQ M



Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Main electricity, water, drainage and gas. Gas central heating

EPC: D 61 Potential B 81

Viewings: Very strictly by appointment only

Directions: From our office turn right down Duncombe Street. Take the next left turn onto Wallingford Road. Continue driving along the road and bear left. Shortly after turning into the junction turn right up the hill to St Marco Gardens. The property will be the first on your right.

What Three Words: ///portfolio.clock.supposing

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