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34 APPLGATE WAY

KINGSBRIDGE • TQ7 1FN



34 APPLGATE WAY

GROUND FLOOR

Hallway | W/C | Garage | Gym and Utility Room

FIRST FLOOR

Open Plan Living/ Dining/ Kitchen Room

SECOND FLOOR

Bedroom 1 with en-suite | Bedroom 2 | Bedroom 3 | Bathroom

EXTERNAL

Parking for 2 | Patio and Lawn Garden



‘A well proportioned 3 bedroom property with garage and parking’...

Situated within a contemporary new estate in Kingsbridge, this semi-detached home is arranged over three beautifully considered floors, offering a harmonious blend of space, functionality and natural light. The entrance hallway includes a convenient W/C and access to the generous integral garage, which the current owners have cleverly adapted with a dividing wall to create a dedicated gym and utility space.

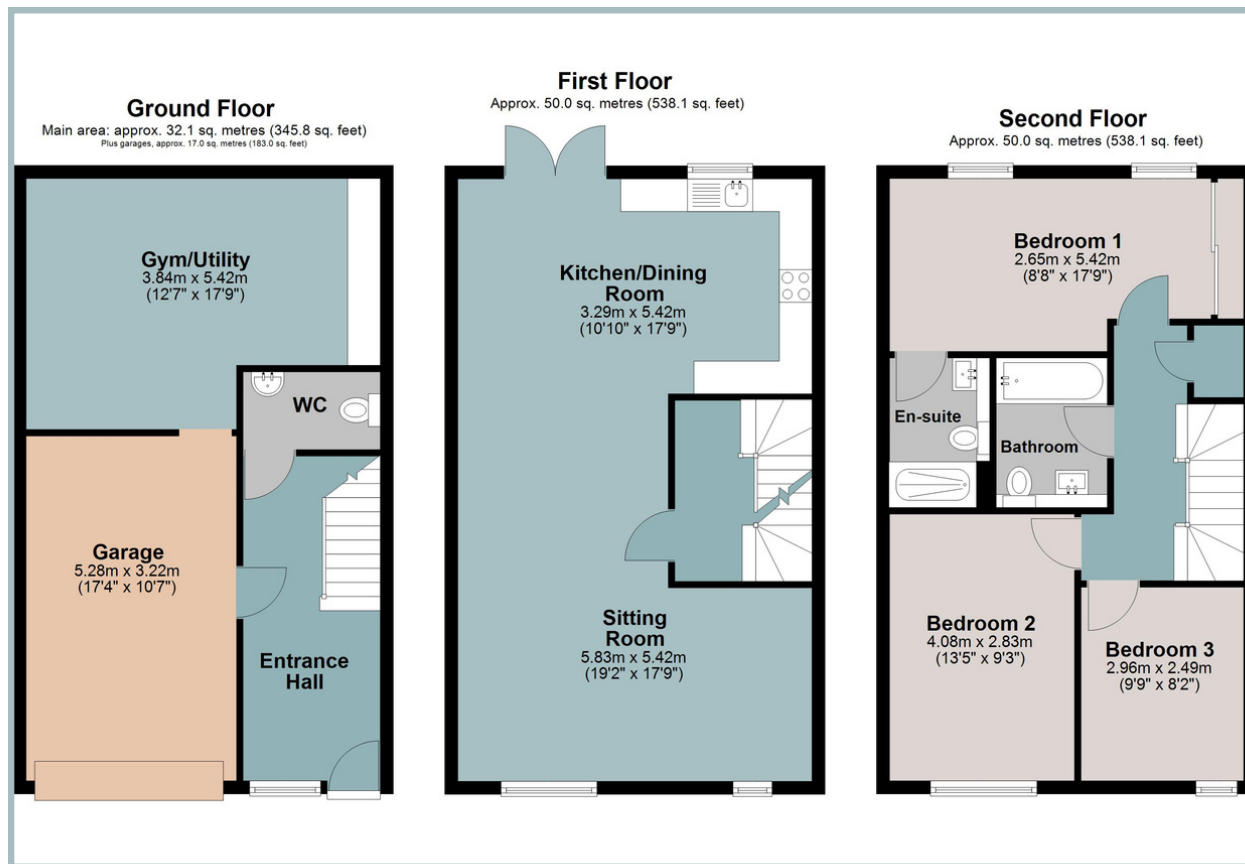
- Open plan kitchen/ dining / living room
- Private rear gardens
- No onward chain
- Garage with utility and gym area
- Driveway Parking for 2 cars

The first floor is the heart of the home: an inviting open-plan living, kitchen and dining area designed to feel seamlessly connected yet distinctly zoned. Two large windows frame the living area, filling it with soft, natural light and creating a warm, relaxed atmosphere. The contemporary kitchen features integrated appliances, plentiful worktop and cupboard space, and French doors that open onto a patio and lawned garden, enhancing the home’s indoor-outdoor flow and providing an ideal setting for entertaining or quiet enjoyment.

The top floor accommodates the principal bedroom with built-in storage and a stylish en-suite shower room, complemented by a modern family bathroom and two further bedrooms—one a generous double with far-reaching views, the other a versatile single or an ideal office. Externally, the property benefits from a private driveway and side access to the garden. Offered to the market with no onward chain, this home is turnkey ready for its next owners to move in and enjoy.



TOTAL APPROXIMATE AREA: 132.1SQ M 1442.0SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water, drainage. Gas central heating.
Service charge: Approx. £198.52 per annum

EPC: Current B (84) Potential A (92)

Viewings: Very strictly by appointment only

Location: 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.

Directions: Head towards Belle Hill in Kingsbridge and follow the road heading towards the top of the hill, on your left hand side enter into Applegate and follow the road down through the estate to Applegate way. Number 34 is on your right hands side.

What Three Words: ///routine.smug.petrified

Salcombe - 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles