

42 APPLEGATE WAY



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

42 APPLGATE WAY

Description

This well-presented two-bedroom semi-detached property offers thoughtfully arranged accommodation across three floors, combining practicality with a modern lifestyle design.

Upon entering on the ground floor, you are welcomed by a bright entrance hall, setting the tone for the rest of the home. Conveniently located off the hallway is a cloakroom, providing essential ground floor facilities. Whilst the kitchen/dining room forms a sociable and functional hub of the home, offering integrated appliances, ample space for both cooking and dining and useful understair storage.

The first floor features a spacious sitting room, a standout space within the property. With doors opening directly onto the garden, this room seamlessly connects indoor and outdoor living, allowing natural light to flood in while offering an attractive setting for relaxation or hosting guests. Also on this floor is one of the two bedrooms, a comfortable double with built-in storage, and a well-appointed family bathroom with shower above the bath.

Occupying the top floor, the second bedroom provides a private and peaceful retreat. This generously sized double room also has built-in storage and offers flexibility in use, whether as a guest room, or a home office space.

Externally, to the rear is an enclosed, two-tiered lawned garden with patio providing the perfect setting for outdoor dining or relaxing in warmer months. To the side an access gate leads conveniently out to the driveway, where there is parking for two vehicles.

This attractive home offers a well-balanced layout, appealing outdoor space, and practical features, all arranged over three floors to maximise both space and functionality.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - thighs.retina.digesting

Applegate Park is situated off Belle Hill, which leads out of Kingsbridge towards Totnes, giving easy onward access in all directions. From the Quay in the centre of town go up Fore Street, bear right into Duncombe Street, follow this road to the junction where you meet Church Street. Turn left, go up the hill and head out of town where you will find the development on the left-hand side. Turn into Applegate Way, follow the road around to the left and you find No.42 on your right-hand side.



PROPERTY DETAILS

Property Address

42 Applegate Way, Kingsbridge, Devon TQ7 1FN

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas fired boiler.
Annual maintenance charge of approx. £396.96 for the upkeep of the estate.

EPC Rating

Band B. Current: 82, Potential: 95

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

- Delightful semi-detached property
- Accommodation arranged over 3 floors
- Modern kitchen/dining room
- 2 double bedrooms with built-in storage
- Family bathroom and separate cloakroom
- Sitting room with double doors onto the garden
- Enclosed two-tiered rear garden with patio
- Driveway parking for 2 vehicles
- Ideal for first-time buyers, downsizers, or investors

Fixtures & Fittings

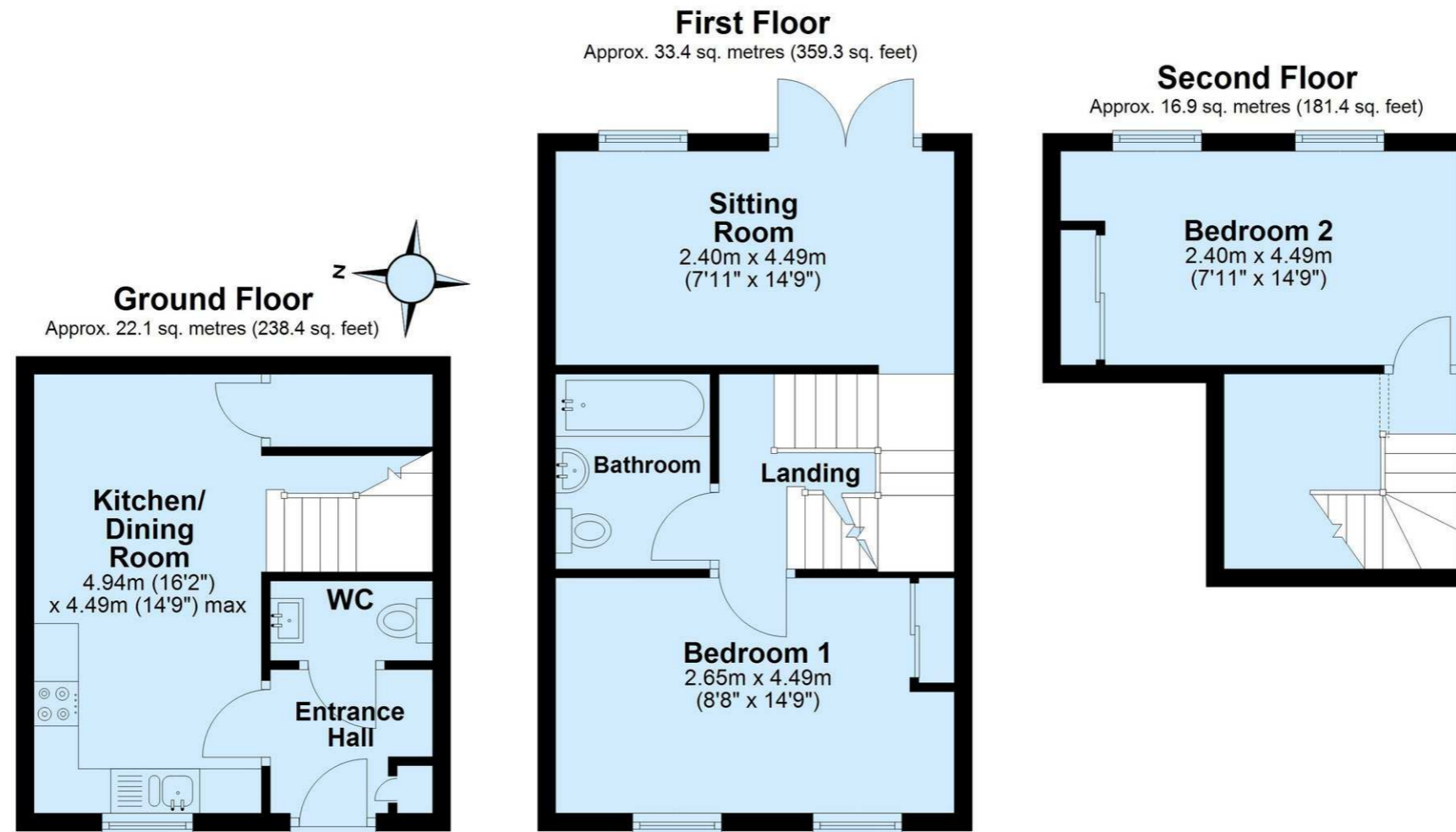
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590