



Luscombe Maye

Since 1873

Coronation Road, Kingsbridge, TQ7 1DW

£250,000

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Luscombe Maye are pleased to bring to the market this spacious four-bedroom home ,offering well-proportioned accommodation throughout and an excellent opportunity for a new owner to modernise and put their own stamp on the property .

Entering via a useful porch which in turn opens into a generous hallway, a welcoming central space giving access to the principal ground floor rooms and creating a natural flow through the home. From here, the dining room, sitting room and kitchen are all accessed, with the sitting room being a particularly good-sized reception room featuring double doors that open directly onto the back garden, creating a lovely connection with the outside space.

The kitchen is fitted with a range of built-in units providing ample worktop and storage space and it leads through to a small inner hall, where there is a door to the back garden, a ground floor shower room and access into the utility area, providing a practical area for appliances and additional storage. A further side door just outside the kitchen opens out to the front of the property, adding to the overall convenience of the layout.

On the first floor there are four bedrooms, comprising three comfortable double rooms and a good-sized single, all arranged around a central landing. The bathroom includes both a bath and separate shower, with a separate WC alongside.

Outside, the rear garden offers a generous area with plenty of potential to landscape and create an enjoyable outdoor space. To the front there is a small garden area on the verge, setting the property back from the road.

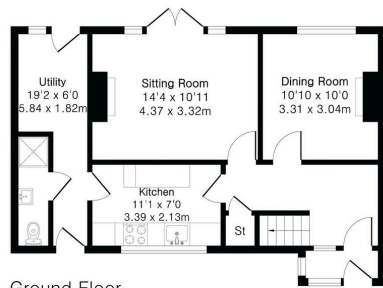
Requiring updating throughout, the property presents a fantastic opportunity to create a home tailored to individual tastes, with spacious accommodation and a flexible layout forming an excellent starting point and offered with no onward chain.



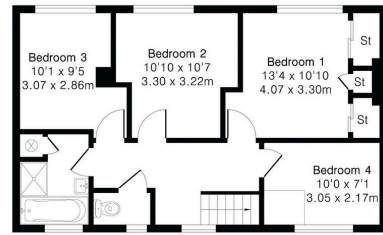
**Approximate Gross Internal Area 1160 sq ft - 108 sq m**

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 571 sq ft – 53 sq m



Ground Floor



First Floor

- Four Bedroom Home
- Central Kingsbridge Location
- Opportunity To Modernise And Put Your Own Stamp On The Property
- Two Reception Rooms
- Ground Floor Shower Room
- Generous Rear Garden
- Spacious And Flexible Accommodation
- No Onward Chain



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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