



Luscombe Maye
Since 1873

Manor Park, Kingsbridge, TQ7 1BB

Guide Price £360,000

 4  2  2



Luscombe Maye are delighted to present this spacious four double bedroom detached bungalow, perfectly positioned on a generous plot with ample parking, attractive gardens, and easy walking access to the town centre and high street amenities.

The heart of the home is the bright and airy open-plan kitchen/dining room, flooded with natural light and enjoying sweeping views across Kingsbridge. Original wooden floorboards throughout the ground floor add warmth and character, while the generously proportioned living room features a gas fireplace and a large picture window framing lovely views across the town and surrounding greenery.

The ground floor accommodation includes two well-sized double bedrooms, both enjoying views over the front patio area. A family bathroom comprises a shower, WC, and wash hand basin.

Upstairs, there are two further light-filled double bedrooms, both benefitting from elevated views to the rear of the property. Bedroom three also features a fitted shower room, adding extra convenience and flexibility for family living or guests.

Externally, the property offers fantastic outdoor space, including a front patio garden and a lawned area to the side, ideal for relaxing, entertaining, or outdoor dining. The home also benefits from a single garage and driveway parking.

Further enhancing the property are solar panels and a recently installed boiler, offering improved energy efficiency and modern practicality. Combining generous outdoor space, parking, and a highly convenient location within walking distance of Kingsbridge's amenities, this wonderful home presents an excellent opportunity for a wide range of buyers.



**Approximate Gross Internal Area 1203 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 826 sq ft – 77 sq m

First Floor Area 377 sq ft – 35 sq m

Garage Area 129 sq ft – 12 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

Luscombe Maye

- Detached Bungalow
- Driveway Parking
- Patio and Lawned Gardens
- Close to Local Amenities
- Detached Bungalow
- Garage
- Lovely Views
- Walk into Town

