

£299,999

FOR SALE



3 Bedroom Terraced House - Kingsbridge

- ❖ Low maintenance, enclosed garden
- ❖ Wood Burner
- ❖ Walking Distance to Town
- ❖ Separate Garage
- ❖ Views across Town
- ❖ Modern Kitchen
- ❖ Solar Panels
- ❖ Gas Central Heating
- ❖ Perfect Family Home
- ❖ EPC Rating B



27 Kenwith Drive, Kingsbridge



Property Summary:

27 Kenwith Drive is a well-positioned family home offering comfortable accommodation in a quiet residential setting. Conveniently located within easy reach of Kingsbridge and its local amenities, the property combines practicality with a pleasant and peaceful environment. An excellent opportunity for those looking to establish themselves in a well-regarded area.

About the Area:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk

The Property:

27 Kenwith Drive is a good sized three bedroom family home in Kingsbridge. With a nice sunny rear enclosed garden, garage and plenty of on road parking outside, it is perfectly located for ease of access to Kingsbridge and all amenities.

Access to the property is through the front door which leads into a small hallway with room for coats and shoes.

Through to an open plan kitchen and dining area with plenty of room for a dining table and additional furnishings. There is engineered oak flooring throughout the ground floor and lots of lovely original features.

The kitchen has a range of wall and floor units in 2 tones of dark grey below and light grey above, and a contemporary bright orange custom-made glass splash back adding some welcome colour. With space for a washing machine and fridge freezer, there is also the added benefit of integrated appliances of a double oven, induction hob with extractor over and slimline dishwasher.

Through the arch is a large lounge area with a modern woodburner and slate hearth providing plenty of warmth on a winter's evening. Double patio doors lead you to the garden.

Upstairs onto a good-sized landing with hatch to loft, additional storage and airing cupboard.

Bedroom 1 is a large double with built in cupboard space and a walk-in shower. The window also allows for some estuary glimpses and makes the room bright and airy. Bedroom 2 is another good-sized double room and Bedroom 3 is a good-sized single with room for single bed or bunk beds.

The bathroom has a white suite consisting of bath with electric shower over, WC and basin and built in bespoke mirror.

Outside

The property benefits from a lovely enclosed rear garden with patio and shingle along with raised beds for herbs and shrubs. There is a shed which has power for tumble dryer or electric tools and a UPVC window.

The front garden is laid to lawn and has a paved area at the front of the house which could make a nice place to enjoy the views across town.

There is also a garage which is set away from the property, perfect for storage or to park a small car.

Further Information:

Tenure: Freehold

Services: Mains water, sewerage and Gas Central Heating. Solar panels on roof.

Council Tax: Band C

Construction: Standard brick/block under a tile roof.

Broadband: ADSL and Superfast and Ultrafast up to 220 Mbps available locally (Ofcom)

Mobile Coverage: A choice of providers locally. (Ofcom)

Flood Risk: This area is considered in a very low flood risk area.

Planning & Restrictions: Not known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

Kenwith Drive, Kingsbridge, TQ7



Approximate Area = 929 sq ft / 86.3 sq m
 Limited Use Area(s) = 11 sq ft / 1 sq m
 Garage = 125 sq ft / 11.6 sq m
 Outbuilding = 58 sq ft / 5.4 sq m
 Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Limited. REF:1074301

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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