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2 TOWN PARK

WEST ALVINGTON • TQ7 1PG



2 TOWN PARK

GROUND FLOOR

Entrance Hallway | Kitchen | Sitting/ Dining Room | Office |
Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3 | Family
Bathroom | W/C

EXTERNAL

Private Driveway | Landscaped Garden | Patio | Double Garage



“A 3 bedroom bungalow with double garage, driveway parking and garden”...

2 Town Park is a spacious detached bungalow occupying a generous plot within a sought-after cul-de-sac in the popular village of West Alvington. Enjoying countryside views and beautifully landscaped gardens, the property offers well-balanced accommodation with excellent potential for modernisation.

- Spacious detached bungalow in a sought-after location
- Detached double garage, workshop and private driveway
- Landscaped gardens with patio terraces, pond and mature planting
- Walking distance to Kingsbridge
- Countryside views

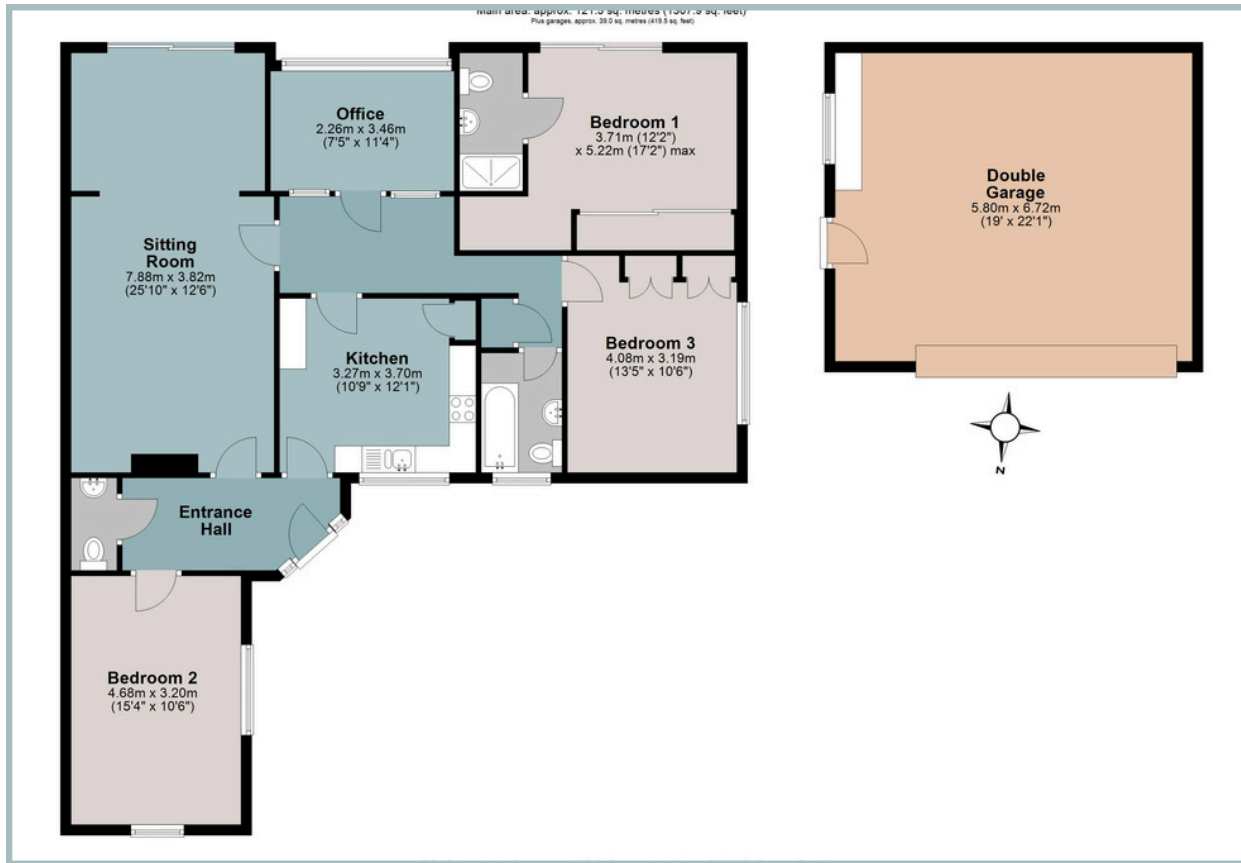
The property opens into a welcoming entrance hallway, providing access to a WC, a spacious double bedroom and the impressive open-plan living/dining room. Filled with natural light, this wonderful space features sliding doors opening onto the upper patio terrace and enjoys lovely views across the garden and surrounding countryside.

The kitchen is fitted with a range of wall and base units and leads through to an inner hallway, which gives access to a study, a further double bedroom, the family bathroom and the principal bedroom. Bedroom one benefits from an en-suite shower room and sliding doors opening directly onto the garden.

Externally, the property benefits from a private driveway, a detached double garage with electric doors, and a useful workshop and utility area. The rear garden has been thoughtfully landscaped with patio terraces, a lawn, a pond and mature planting, creating a private and peaceful outdoor space.



TOTAL APPROXIMATE AREA: 121.5 SQ M 1307.9 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

EPC: Current D (67) Potential C (75)

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.

What Three Words; [///jukebox.promoting.crumples](https://www.threewords.com/uk/121.5,53.0,33.0)

Salcombe 5 miles - Totnes 14 miles (Railway link to London Paddington) - Kingsbridge 0.7 miles