

12 LOWER WARREN ROAD



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

12 LOWER WARREN ROAD

Description

12 Lower Warren Road is a detached three-bedroom house located in a desirable part of town and enjoys superb views to the estuary and surrounding countryside. The property would benefit from some modernisation but currently offers generous living space, front and rear gardens garage and driveway parking.

Internally the accommodation comprises porch, entrance hall with cloakroom and stairs to the first floor. A spacious, dual aspect sitting/dining room that provides an open, welcoming area for relaxing and entertaining. The kitchen/breakfast room has fitted units and enjoys views to the garden, while the separate utility room adds practical convenience and has access to both the front of the property and rear garden.

Upstairs there are 3 double bedrooms, a bathroom and separate wc.

Outside, the property benefits from generous, lawned front and rear gardens with patio seating/entertaining areas, and has established plant, shrub and hedge borders along with a garage and driveway parking that comfortably accommodates 2/3 vehicles.

Altogether, it's a spacious property in a desirable setting waiting for someone to add their own stamp and create a wonderful family home.

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 - iron.lucky.cyclones

From the centre of Kingsbridge head out along the Embankment with the estuary on your right-hand side. Go past the Crabshell Inn and The Moorings apartments then take the left turn into Warren Road, then left again into Lower Warren Road. You'll find no.12 a short way along on your right-hand side.



PROPERTY DETAILS

Property Address

12 Lower Warren Road, Kingsbridge, Devon TQ7 1LF

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.

EPC Rating

Band D. Current: 65, Potential: 72

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Spacious, detached property
- Superb views to the estuary and open countryside
- 3 double bedrooms
- Large sitting/dining room
- Kitchen/breakfast room and separate utility
- Private rear garden with patio seating areas
- Front garden with terrace
- Garage and driveway parking
- In need of some modernisation

Fixtures & Fittings

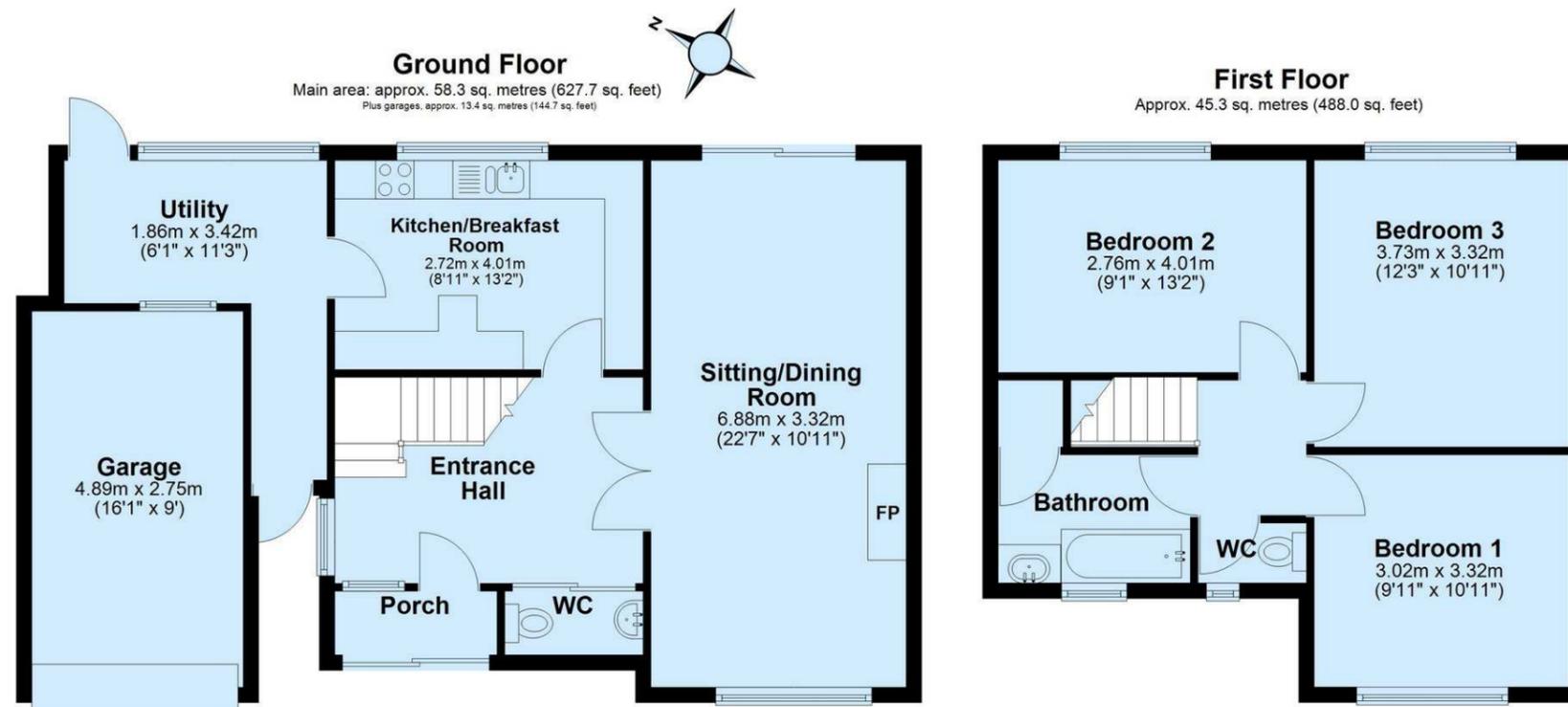
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Main area: Approx. 103.7 sq. metres (1115.8 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.7 sq. feet)

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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