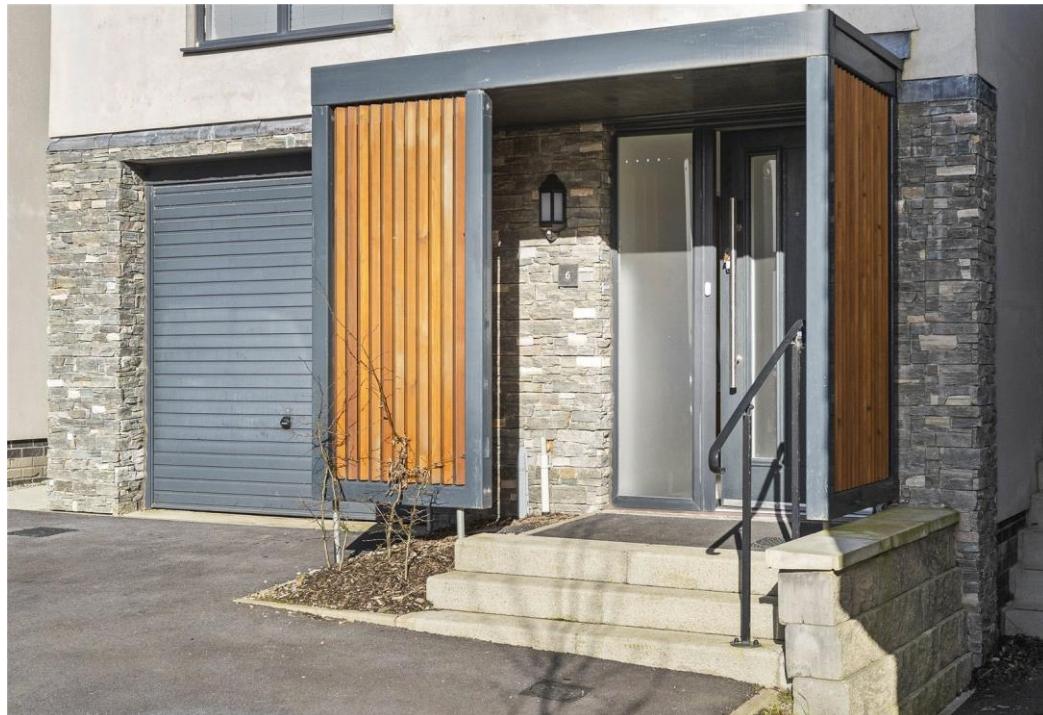




**6 Pippin Place**  
Kingsbridge, Devon TQ7 1FJ

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## 6 Pippin Place

Kingsbridge, Devon TQ7 1FJ

Located above town on the new Applegate Development is this spacious detached property with accommodation arranged over 3 floors. The house boasts a range of appealing features, has a well-maintained neutral interior, is bright, clean, and modern throughout, offering a homely and stylish living space.

The accommodation comprises tandem garage with utility area and cloakroom on the ground floor. A superb open plan kitchen/dining/sitting room on the first floor and 3 bedrooms, a family bathroom and ensuite shower room on the first floor.

There is off-street parking for a couple of vehicles in front of the integral garage as well as a charming lawned rear garden and patio area perfect for outdoor relaxation.

The property also benefits from lovely country views and is just a short drive or walk into town adding to its overall appeal.

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.

### KEY FEATURES

- Newly built detached 3-storey property
- Superb open plan kitchen/dining/sitting room
- Contemporary kitchen with numerous integrated appliances
- Tandem garage with utility area and cloakroom
- Private rear garden and patio
- Off road parking for 2 vehicles
- Countryside views

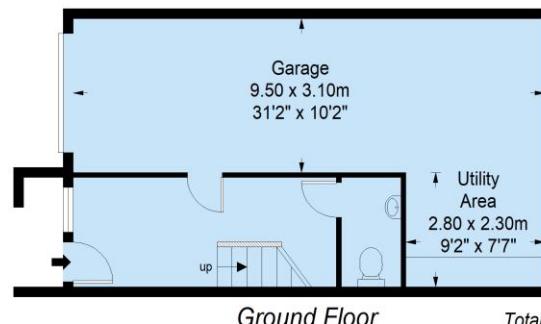
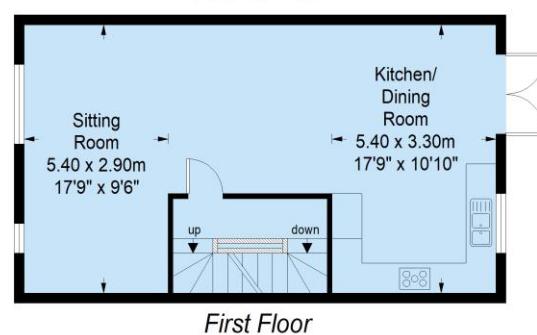
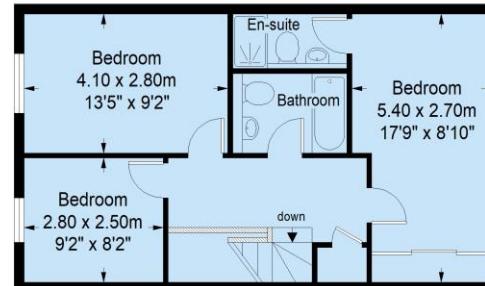
BEDS 3 | BATHS 2 | RECEPS 1 | EPC - B | COUNCIL TAX - E | TENURE - Freehold

### SERVICES

Mains electricity, gas, water and drainage. Gas combi boiler.

Marchand Petit, 94 Fore Street, Kingsbridge, Devon, TQ7 1PP Tel: 01548 857588  
kingsbridge@marchandpetit.co.uk [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)

NB. This Floorplan is for  
illustrative purposes only.  
All dimensions are approximate.



Total area 117.12 Sq.m  
(1261 Sq.ft) Approx.  
(Excluding Garage/ Utility Area)  
Garage/ Utility Area  
Total area 35.89 Sq.m  
(386 Sq.ft) Approx.



#### DIRECTIONS

From the Quay in the centre of town go up Fore Street, bear right into Duncombe Street, follow this road to the junction where you meet Church Street. Turn left, go up the hill and head out of town where you will find the development on the left-hand side. Take the second right into Pippin Place and No.6 is on your right.

#### VIEWING

Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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