

# 6 ISIGNY ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# 6 ISIGNY ROAD

## Description

Located in a quiet part of town, close to countryside walks we bring to the market this nicely presented terraced property.

The bright and spacious accommodation comprises glazed entrance porch opening to the hall which has stairs to the first floor, cloaks hanging space with storage area below. The sitting room is to the front it has a feature fireplace with decorative surround inset with a gas fire and views over the front garden. In the kitchen which is at the rear, you have plenty of floor and wall units with integrated appliance and ample space for a dining table and chairs. Off the kitchen is a cloakroom and rear porch giving access to the garden.

Upstairs there are two good size bedrooms, the principal has two really useful built in storage/wardrobes and views over the front, the second bedroom also has a store cupboard and views to the rear garden. There is additional storage on the landing and a fully tiled bathroom with white suite and shower above the bath.

The front lawned garden is bound by established hedging and has a planted border with conifer bushes. shrubs and plants, with path and steps down to the entrance.

The rear garden is mainly laid to lawn with patio seating area which is ideal for entertaining/al fresco dining.



## 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 - harsh.tile.verve

From our office on Fore Street, continue to the top of the hill and turn left onto Plymouth Road, then at the mini roundabout turn left into Cookworthy Road. Stay on this road a short distance then turn right into Higher Union Road. Take the next left onto Redford Meadow which continues into Isigny Road where you will see the property on the left hand side.



# PROPERTY DETAILS

## Property Address

6 Isgny Road, Kingsbridge, Devon TQ7 1EN

## 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. Gas combi boiler. Energy smart meters.

Battery smoke alarm and carbon monoxide alarm.,

## EPC Rating

Band C. Current: 71, Potential: 81

## Council Tax Band

B

## Tenure

Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

## Key Features

- Nicely presented terraced property
- Bright and spacious accommodation
- Well-equipped fitted kitchen
- Large sitting room with fireplace
- Two good size double bedrooms
- Bathroom and downstairs cloakroom
- Enclosed rear lawned garden with patio

## Fixtures & Fittings

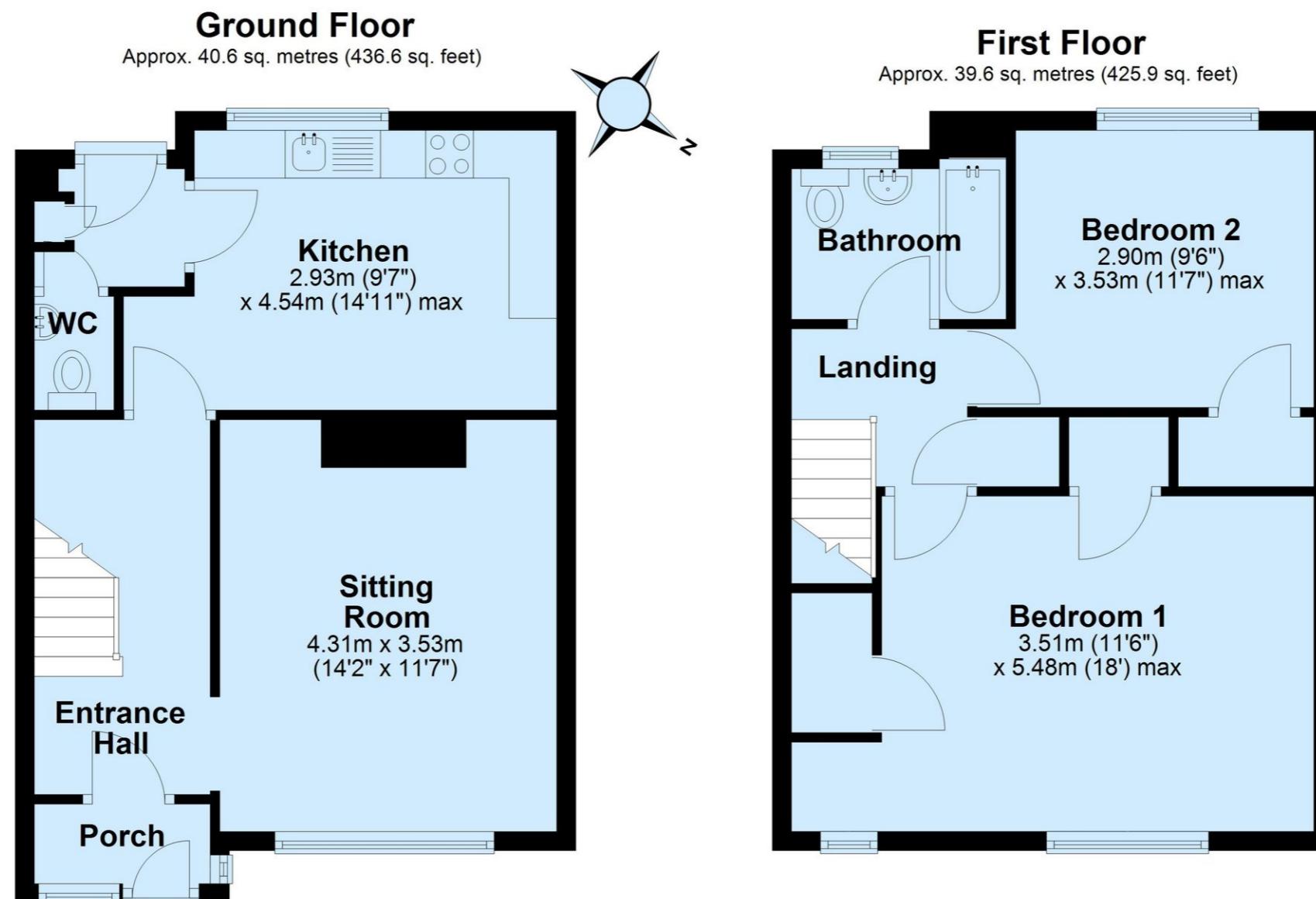
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

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



# FLOOR PLAN



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