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5 GREEN CLOSE
KINGSBRIDGE • TQ7 1NH



5 GREEN CLOSE

GROUND FLOOR

Entrance Porch | Open Plan Kitchen Living Dining Room | Play Room | Utility Room | W/C

FIRST FLOOR

Family Bathroom | Bedroom 1 With En-Suite Shower Room | Bedroom 2 | Bedroom 3 | Bedroom 4

EXTERNAL

Private Driveway | Garage | Rear Garden With Raised Patio And Lawn



“A spacious and modern 4 bedroom property with parking and garage”...

5 Green Close is a beautifully presented four-bedroom home, thoughtfully designed to offer bright, open-plan living with a perfect balance of style, practicality and energy efficiency.

- Energy-efficient rating B with wiring in place for an EV charger
- Walking distance to local schools and town centre
- Underfloor heating throughout the ground floor and bathrooms
- Views over the town and countryside
- Ample driveway parking for 2-3 vehicles.

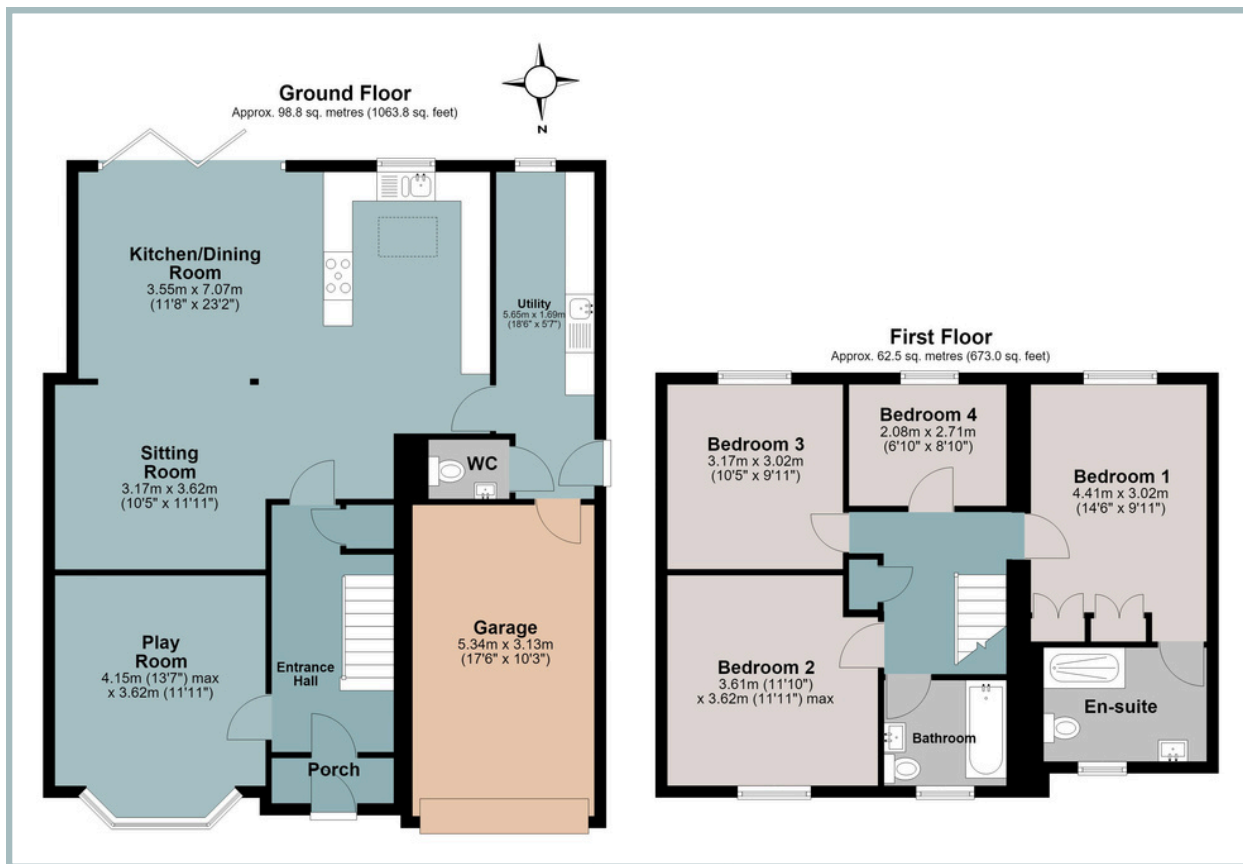
The entrance porch leads into a welcoming hallway with bespoke under-stair storage, while a cosy snug with a log burner provides a versatile second reception room currently utilised as a play room . The heart of the home is the impressive open-plan living space, featuring a lounge with a second log burner, dining area with bi-fold doors to the garden, and a bespoke Compass kitchen with instant Quooker tap and integrated Neff appliances. The ground floor is complemented by a utility room, a WC, internal access to the garage, and access to the side of the property

Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside two further spacious bedrooms, a single bedroom and a modern bathroom. Rear-facing rooms enjoy attractive town and countryside views.

The property benefits from solar panels with battery storage, enhanced insulation, and excellent energy efficiency. Externally, there is driveway parking for three vehicles and a beautifully landscaped rear garden featuring a lawn, a raised patio, and a pergola adjoining the kitchen—creating the perfect space for indoor-outdoor living. Finished to a high standard throughout, this exceptional home combines contemporary design and sustainable living.



TOTAL APPROXIMATE AREA: 161.4 SQ M 1736.8 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Rainwater drainage to private soak-away. Gas central heating. Solar panels and battery storage

EPC: Current B (83) Potential B (86)

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: ///aced.take.instincts

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles