

31 SCHOLARS WALK KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

31 SCHOLARS WALK

Description

This immaculately presented end-terraced property is situated back from the road in an elevated position in the popular cul-de-sac development of Scholars Walk.

Internally the property offers spacious accommodation arranged over three floors. Off the entrance hall on the ground floor is the principal bedroom, with en-suite shower room and storage cupboard. The first floor houses the fitted kitchen which is to the front of the property and enjoys lovely views over town to countryside beyond. There are plenty of base and wall units with integrated appliances and workspace, plus ample room for a dining table and chairs. To the rear is the sitting room which has glazed doors opening to the rear garden, creating a lovely connection between the indoor and outdoor spaces. Completing this floor is the well-appointed family bathroom which serves two further double bedrooms on the second floor which have skylights and built-in storage cupboards.

Outside rear the low-maintenance garden provides an attractive and practical area for relaxation and entertaining without the need for extensive upkeep. To the front is a 'sun trap' terrace, ideal for morning coffee or afternoon drinks.

Completing the property's appeal is an allocated parking space, offering a valuable and convenient feature.

Overall, this well laid out home provides flexible accommodation which is ideal for families and working from home, and is just a short walk to the amenities of town.

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 - lads.item.coaching

Walking - From our office on Fore Street turn right going down the hill into Duncombe Street, continue straight over at the crossroads into Waterloo Road where you will see pedestrian access into Scholars Walk via steps on the left-hand side. Go left as you enter from Waterloo Road, then at the top of the first flight of steps you will be in front of No.31.

Alternatively, by car continue along Waterloo Road, then at the T junction turn left going up the hill. Take the first left into Fosse Road and left again into Scholars Walk.



PROPERTY DETAILS

Property Address

31 Scholars Walk, Kingsbridge, Devon TQ7 1QL

Mileages

Dartmouth 12 miles; 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 central heating.

EPC Rating

Band C. Current: 72, Potential: 77

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

- End-terraced property
- Nicely presented, spacious accommodation
- Fitted kitchen/dining room
- Three double bedrooms
- Bathroom and en-suite shower room
- Sitting room with doors to the garden
- Low maintenance rear garden, front terrace
- Allocated parking
- Elevated position, within walking distance of amenities

Fixtures & Fittings

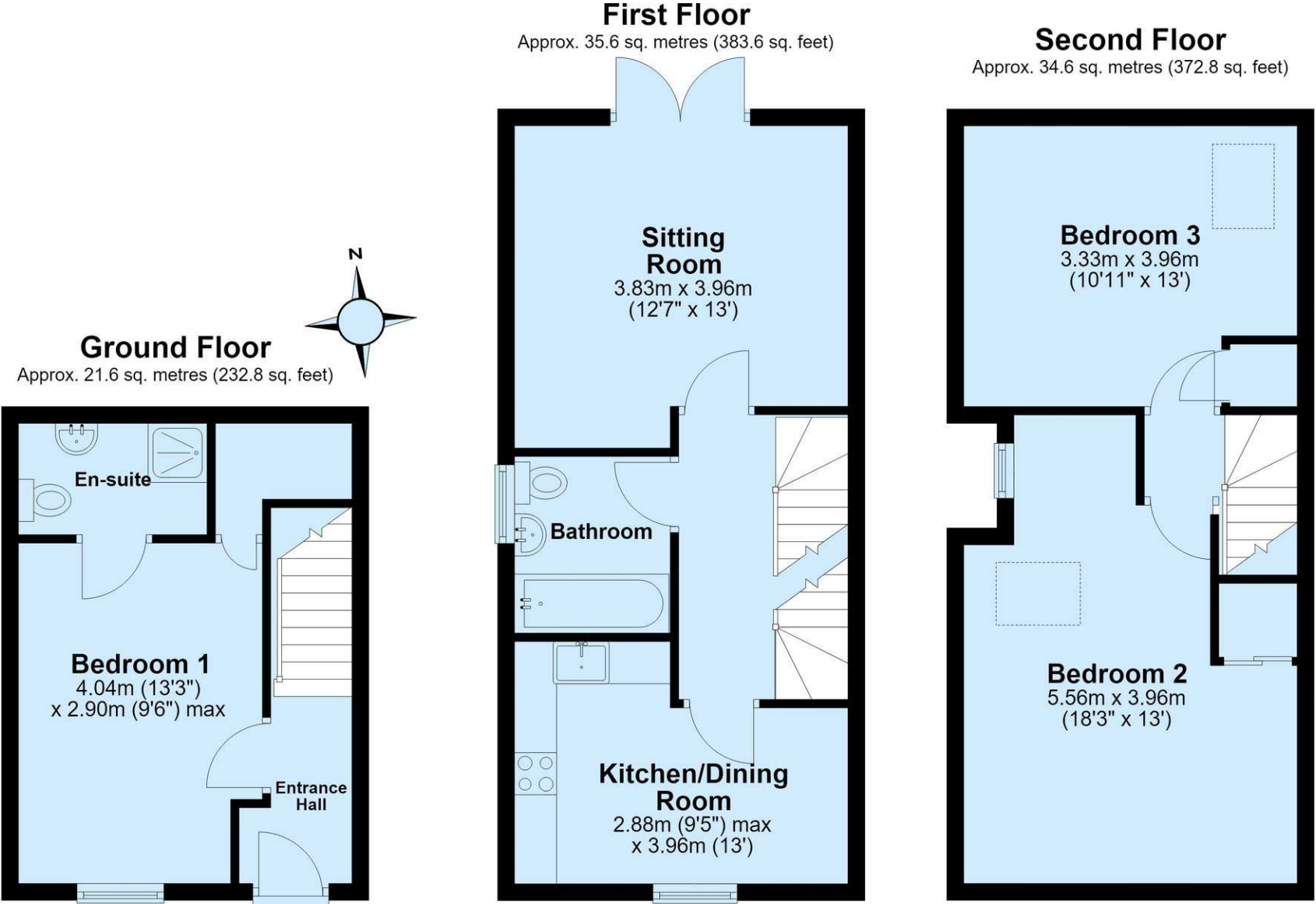
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 91.9 sq. metres (989.1 sq. feet)

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.