

51 APPLEGATE WAY KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

51 APPLEGATE WAY

Description

Located within an attractive new development and enjoying the benefit of both delightful countryside views and an easy walk into town, this impressive bright and airy four-bedroom family home offers stylish and versatile accommodation arranged over three spacious floors. Thoughtfully designed for modern family living, the property combines contemporary finishes with light-filled interiors and excellent outdoor space.

Upon entering the property on the ground floor, a welcoming entrance hall provides access to a study, ideal for those working from home, together with a well-appointed shower room and a generous double bedroom, offering flexibility for guests, independent family members, or multi-generational living.

The heart of the home is found on the lower ground floor, where a superb open-plan sitting, dining and kitchen area creates an exceptional space for everyday living and entertaining. Filled with natural light, the sitting and dining areas benefit from bi-fold doors that open seamlessly onto the rear garden, effortlessly blending indoor and outdoor living. The contemporary kitchen/breakfast room is beautifully appointed with a range of sleek white units, integrated appliances, store cupboard and a practical breakfast bar, perfect for casual dining and social gatherings. French doors provide an additional connection to the garden, enhancing the bright and airy feel throughout this impressive family space.

The first floor offers three further well-proportioned double bedrooms and a stylish family bathroom, with shower above the bath. The principal bedroom benefits from fitted wardrobes and a en suite shower room, creating a comfortable and relaxing retreat.

Externally, the property continues to impress. To the front a lawned area with planted border creates an attractive approach, while a driveway provides convenient off-road parking in front of the garage. The enclosed lawned, rear garden has a generous patio, ideal for al fresco dining, and a side gate provides easy access to the front of the property.

Combining contemporary design, flexible accommodation and picturesque countryside surroundings, this exceptional home presents a rare opportunity to enjoy modern living in a sought-after new development.

Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

There is a Management fee payable for the upkeep of the estate of approx. £298.73 per annum.

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 - ///sticking.pops.alternate

Applegate Park is situated off Belle Hill, which leads out of Kingsbridge towards Totnes, giving easy onward access in all 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. Turn left into Applegate Way, follow the road around to your left until you see No.51 on your left.



PROPERTY DETAILS

Property Address

51 Applegate Way, Kingsbridge, Devon TQ7 1FL

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 combi boiler. Radiators with thermostats.

EPC Rating

Band B. Current: 82, Potential: 90

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Vacant Possession - No Onward Chain
- Detached Four Bedroom home
- Spacious accommodation arranged over 3 floors
- Superb open plan living area
- Fully fitted, modern kitchen with breakfast bar
- Bathroom, separate shower room and an en-suite to the principal bedroom
- Study
- Garage and driveway parking for 3 vehicles
- Private rear garden
- 10 minute walk to pubs, supermarkets, restaurants, cinema and shops

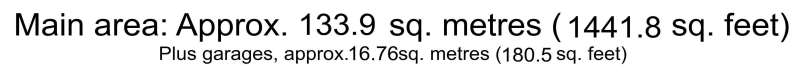
Fixtures & Fittings

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.





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