

10, Kellands Row

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Duncombe Street, Kingsbridge, TQ7 1LT

Salcombe 6 miles. Totnes Train Station 13 miles. Nearest shops in under 500 metres

A beautiful end of terrace cottage set within a tucked away location yet just a few yards from the town. Superbly presented with open-plan living, dining, kitchen and two double bedrooms. Pretty gardens and a studio/home office located in the rear garden.

- End Of Terrace Cottage
- Tucked Away Location Within The Centre Of Town
- Beautifully Presented
- Open-Plan Living
- Two Double Bedrooms
- Front Courtyard And Rear Garden
- Detached Studio/Home Office
- Views Over The Park And Town
- Freehold
- Council Tax Band: B

Guide Price £250,000







SITUATION

Kellands Row is perfectly tucked away behind Duncombe Park, a peaceful location without passing traffic yet within an easy stroll of the towns amenities. The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with it's main line train station and good connectivity to London, and Dartmouth are both within easy reach.

DESCRIPTION

A superbly presented end of terrace cottage, with two double bedrooms, located within the heart of the town in a peaceful tucked away location that enjoys delightful views over the town and Duncombe Park.

ACCOMMODATION
The property has a beautifully light, open-plan kitchen, dining, sitting room with doors to the front and rear, and a window overlooking the park. The kitchen is fitted with a comprehensive range of wall and base units with wood worksurfaces, an integrated oven hob with extractor over, full height cupboards that include storage space and space for a fridge freezer. Sitting area with a pretty wood burning stove. On the first floor there are two good-sized double bedrooms along with a well-appointed shower room complete with wash hand basin, WC and shower, cupboard with Viessman gas boiler.

OUTSIDE
To the front of the property there is an enclosed paved garden, an ideal spot for alfresco dining. To the rear there is a useful store and steps that lead up to the garden. The rear garden is gravelled for easy maintenance and in addition there is a fabulous detached studio/home office.

SERVICES
Mains water, drainage, electric and gas fired central heating. Superfast broadband and all major mobile providers are available at this location (Ofcom)

TENURE
Freehold

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

DIRECTIONS
At the top of Fore Street turn right onto Duncombe Street and Kellands Row can be found down an passageway just after St Edmunds Hall on the right hand side.

VIEWING ARRANGEMENTS
Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE
To the rear of the cottages there is a passageway with a right of access for the residents to access the front of the cottages.



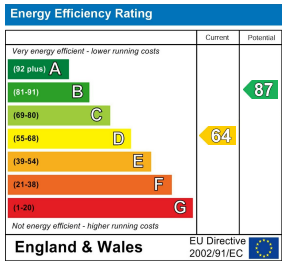




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