

46 SCHOLARS WALK



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

46 SCHOLARS WALK

Description

This impressive mid-terraced property offers deceptively spacious and highly versatile accommodation, thoughtfully arranged over four floors. Combining modern upgrades with flexible living spaces, the home is perfectly suited to a variety of lifestyles, whether for family living, working from home, or accommodating guests.

The ground floor is home to a beautifully appointed, recently fitted kitchen with utility cupboard, designed with both style and practicality in mind, offering sleek finishes, integrated appliances and ample workspace. From here, a set of steps leads up to the inviting 'L' shaped sitting/dining room, ideal for relaxing or entertaining, and enjoying the views over town to open countryside.

On the first floor, there are two generously sized double bedrooms with built-in storage. The rear bedroom benefits from its own en-suite shower room, providing added convenience and privacy. Whilst a separate well-appointed family bathroom serves the front bedroom, ensuring practicality for both residents and visitors.

The property has been further enhanced by a loft conversion, creating an additional fourth bedroom or an ideal home office space. This upper floor offers flexibility to suit a range of needs, whether as a quiet workspace, guest room, or additional living area.

The lower ground floor adds another dimension to the home, featuring a further spacious double bedroom complete with its own en-suite bathroom and storage cupboard. This level is particularly well-suited for guests or older children. Double doors from the bedroom open into a sun room, which in turn opens onto the rear garden, creating a lovely connection between indoor and outdoor spaces.

Outside, the low-maintenance garden provides an attractive and practical area for relaxation and entertaining without the need for extensive upkeep. Completing the property's appeal are two allocated parking spaces, offering a valuable and convenient feature.

Overall, this well-planned and extensively improved home provides a rare combination of flexible accommodation, modern living, and practical benefits, all arranged across four thoughtfully designed levels.

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 - eyepieces.greet.stewing

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. At the top of the steps continue up the hill where you will see No.46 on your left-hand side.

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



PROPERTY DETAILS

Property Address

46 Scholars Walk, Kingsbridge, Devon TQ7 1QL

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 fired coiler. FireAngel smoke alarm in the kitchen area.

Estate charge of approx. £364.00 paid annually to LJL Property Management Ltd for the upkeep of the private estate.

EPC Rating - Band C. Current: 76, Potential: 87

Council Tax Band - D

Tenure

Freehold

Authority

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

Key Features

- Impressive mid terrace property
- Versatile accommodation arranged over 4 floors
- Newly fitted contemporary kitchen
- Loft conversion, creating an additional fourth bedroom/home office
- Triple aspect sun room extension
- Enclosed, low maintenance rear garden
- Two allocated parking spaces

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

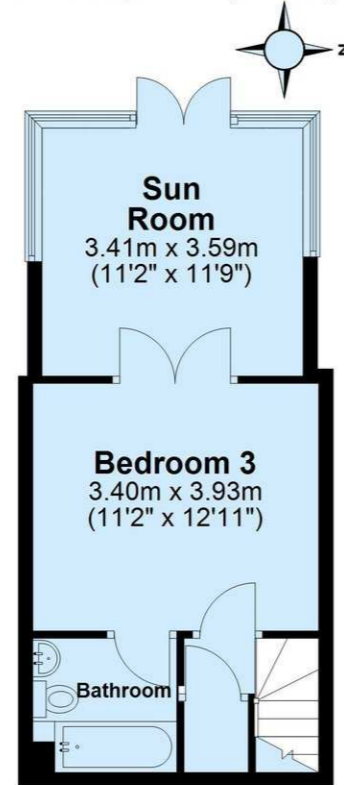
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

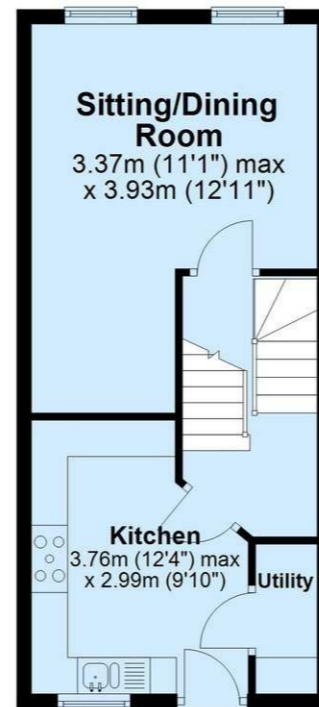
Lower Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



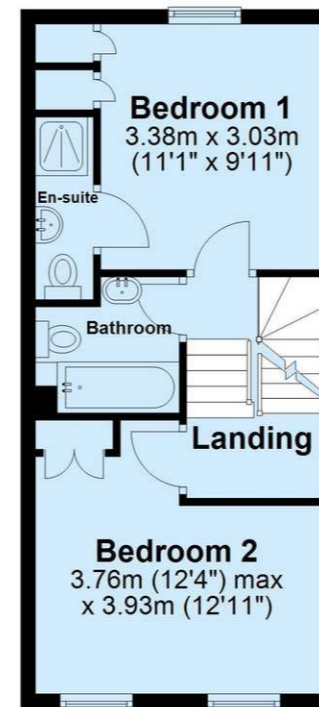
Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



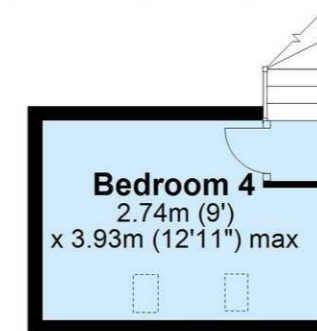
First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Second Floor

Approx. 10.8 sq. metres (116.0 sq. feet)



Total area: approx. 116.9 sq. metres (1257.8 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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590