

3 LINHEY CLOSE KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 LINHEY CLOSE

Description

Nestled in an enviable position with views towards the estuary and surrounding countryside, this charming detached “cheese wedge” style home offers a unique blend of character and practicality.

Arranged thoughtfully over two floors, the property provides versatile living accommodation ideally suited to family life. There are two entrance porch’s one at the front and one at the side of the property, both provide a practical space for coats and shoes. The side porch has direct access into the kitchen and the front one leads into a hallway that sets the tone for the rest of the property—light-filled, inviting, and well-proportioned throughout.

The ground floor features a generously sized sitting room, perfect for relaxing or entertaining, with windows positioned to make the most of the surrounding outlook. The kitchen has a functional layout that ensures ease of use while still providing scope for personalisation and enhancement. Adjacent is a separate dining room with access to the garden, offering an ideal setting for family meals or social gatherings.

A particularly valuable feature of the ground floor is the inclusion of a spacious bedroom which has access out to the garden and is complemented by a nearby shower room. This arrangement is perfect for guests or multi-generational living.

Upstairs are a further two double bedrooms. The principal bedroom enjoys a private balcony that opens out to reveal delightful views to the estuary. This tranquil vantage point is an ideal spot to enjoy morning coffee, unwind at sunset, or simply take in the ever-changing scenery. A second bedroom provides additional comfortable accommodation, while a further shower room serves both rooms, ensuring convenience for all occupants.

Externally, the home is equally appealing. The driveway leads to a garage, providing secure storage or potential workshop space. The lawned rear garden offers a peaceful retreat, with two patio’s perfectly suited for outdoor dining, entertaining, or simply enjoying the fresh air, plus borders of established shrubs, plants and flowers. The front garden has a decorative gravelled area bound by flower borders, with steps up to a paved patio and the entrance porch’s.

With its distinctive design and flexible layout this delightful detached home, which is in need of some modernisation, presents a rare opportunity to acquire a property that combines charm, comfort, and location in equal measure.

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 - laugh.fizzled.playoffs

From the centre of Kingsbridge take the A379 Dartmouth coast road, heading out of town with the estuary on the right-hand side. Shortly after the Recreation Ground turn left into Highfield Drive, go up the hill taking the first right turn into Linhey Close then bear left staying on Linhey Close (Odd No's) where you will see No.3 on your left hand side.



PROPERTY DETAILS

Property Address

3 Linhey Close, Kingsbridge, Devon TQ7 1LL

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 boiler. CO2 alarms. FireAngel.

EPC Rating

Band C. Current: 70, Potential: 76

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Charming detached family property
- Flexible accommodation
- Three double bedrooms
- Balcony
- Two shower rooms
- Driveway parking and garage
- Rear lawned garden with two patio seating areas
- Views towards the estuary and surrounding countryside
- In need of some modernisation

Fixtures & Fittings

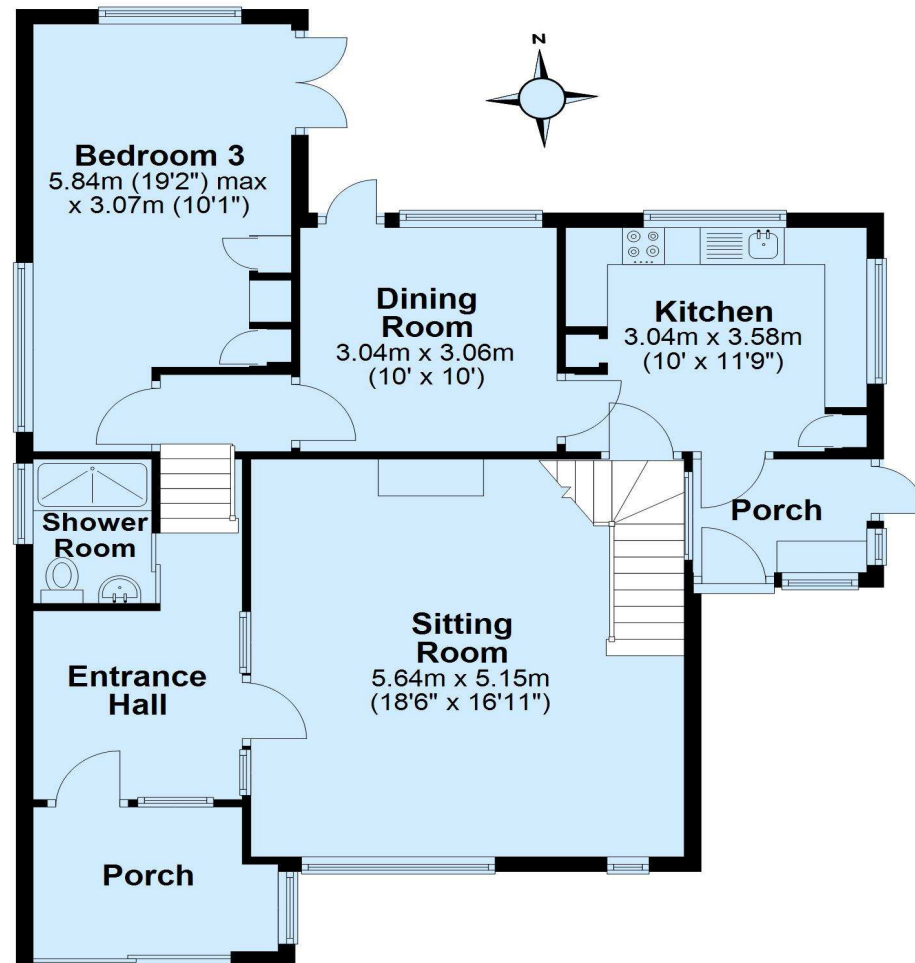
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

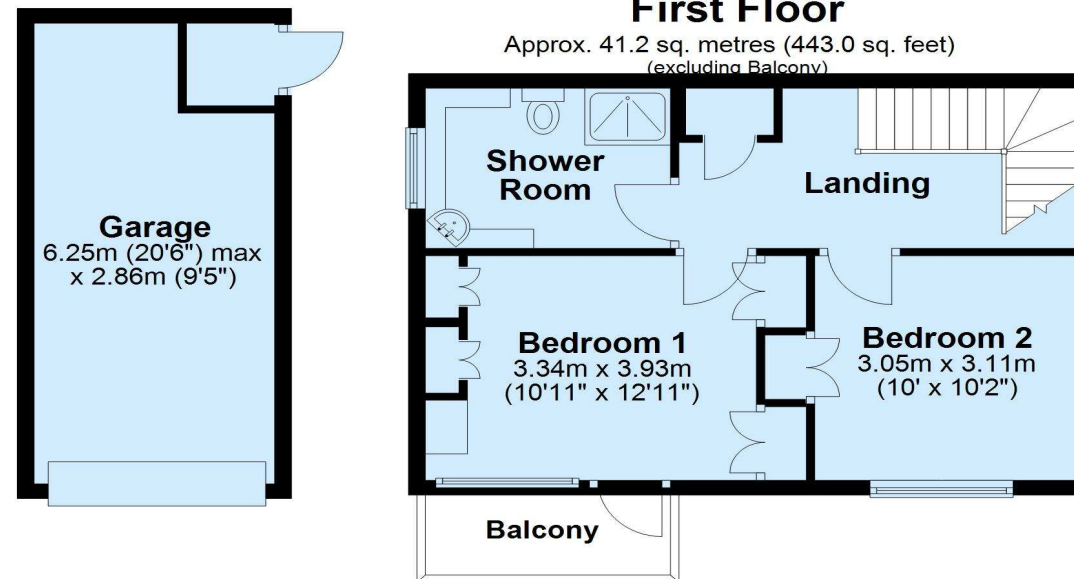
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



Main area: approx. 90.9 sq. metres (977.9 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.2 sq. feet)



Approx. 41.2 sq. metres (443.0 sq. feet)
(excluding Balcony)



Main area: Approx. 132.0 sq. metres (1420.9 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.2 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.