

# 18 WAVERLEY ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# 18 WAVERLEY ROAD

## Description

Situated in a sought-after part of Kingsbridge, this charming, well-maintained period semi-detached house offers a perfect blend of comfort and convenience. Boasting a bright and spacious interior, the property exudes a homely and inviting atmosphere. The cosy living spaces are complemented by a combination of modern and period charm.

18 Waverley Road is a wonderful family home which provides excellent accommodation with many attractive period features, a stunning extension off the kitchen with bi fold doors opening into a delightful west backing garden with summerhouse.

Internally the accommodation is arranged over 2 floors and comprises entrance hall, cloakroom, a separate sitting and dining room, a well-equipped kitchen/breakfast room with plenty of fitted units and French doors opening out on to the patio. On the first floor are three good sized bedrooms and the family bathroom.

Whether you're looking for a stylish family home or a tranquil retreat, this property ticks all the boxes.

## 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 - reminds.wove.mystified

From the Quay in the centre of Kingsbridge, take the A381 Salcombe Road up the hill out of town towards West Alvington. Take the 2nd left turn into Waverley Road where No.18 will be found on the left-hand side.



# PROPERTY DETAILS

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## Property Address

18 Waverley Road, Kingsbridge, Devon TQ7 1EZ

## 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 combi boiler for central heating and hot water.  
Dual fuel cooker. Optical smoke alarm.

## EPC Rating

Band D. Current: 60, Potential: 85

## Council Tax Band

C

## Tenure

Freehold

## Authority

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

## Key Features

- Superb, extended, semi-detached period property
- Elegant sitting room with open fire
- Stunning modern kitchen/breakfast room
- Separate dining room
- Enclosed lawned rear garden with patio and summerhouse
- Ideal location for KCC and a short walk to 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.



# FLOOR PLAN



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