




45 Applegate Way

Kingsbridge, TQ7

Guide Price £419,000

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45 APPLEGATE WAY

Kingsbridge, TQ7 1FL

Summary:

Situated on the popular Applegate development, this stylish detached three-bedroom home is arranged over three floors and offers bright, contemporary accommodation throughout with a well-designed and family-friendly layout. The property further benefits from driveway parking for two vehicles and a newly landscaped garden, creating a home that is ready to move straight into with very little for a new owner to do.

The Property:

Step into the property via a welcoming entrance hall with useful space for coats and shoes. Stairs lead down to the lower ground floor, which serves as the main living space of the home and provides a fantastic area for modern family living.

The open-plan kitchen, dining and living area has been thoughtfully designed to create a sociable and practical layout, whilst still allowing each space to feel distinct. The kitchen itself is finished to a high standard with a range of modern units, sleek quartz worktops, integrated appliances, double oven and plenty of workspace. A breakfast bar provides the perfect spot for casual dining or keeping the cook company. There is ample room for a good-sized dining table as well as comfortable lounge furniture, making this an ideal space for both everyday family life and entertaining.

Double French doors open directly onto the rear garden, creating a lovely indoor-outdoor feel. The current owners have landscaped the garden to make it far more family friendly and low maintenance. Immediately outside is a sunny patio seating area, ideal for outdoor dining and relaxing, with steps leading down to an artificial lawn area which offers space for children, pets or additional seating, along with room for a garden shed.





The accommodation is arranged over the two upper floors and comprises three well-proportioned double bedrooms, two of which benefit from their own en-suite shower rooms. The main bedroom on the top floor is a spacious room, full of light and has wonderful views across Kingsbridge and the fields beyond. A modern family bathroom serves the remaining bedroom, with the all bathrooms being presented throughout in a fresh and contemporary style.

To the front of the property there is driveway parking for two vehicles, adding further practicality to what is a very well-balanced home.

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold with communal managed areas.

Annual estate charge of £298.77 for maintenance of communal green areas.

Services: Mains electric and water. Mains drainage. Gas Central Heating.

EPC Rating: B

Council Tax: Band D

Construction Type: Standard brick/block.

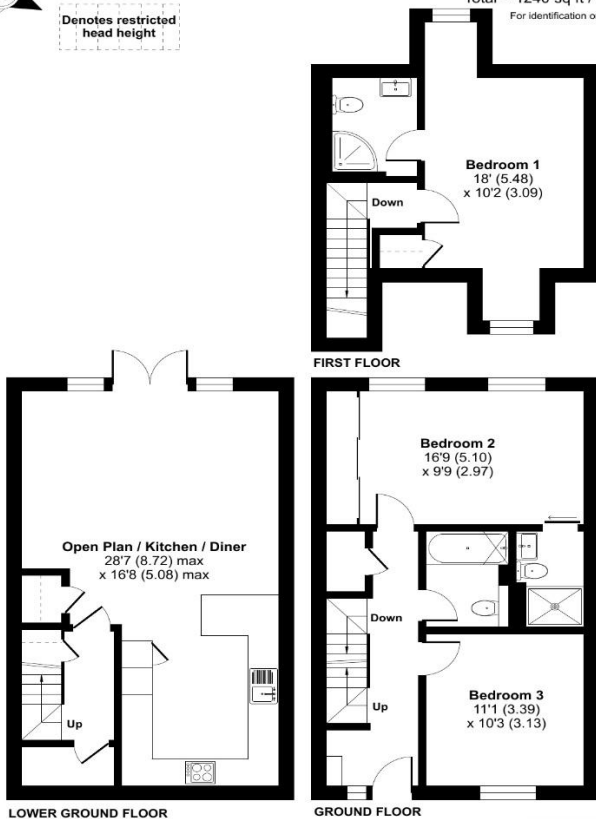
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast & Superfast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

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Approximate Area = 1237 sq ft / 114.9 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Total = 1240 sq ft / 115.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1458644

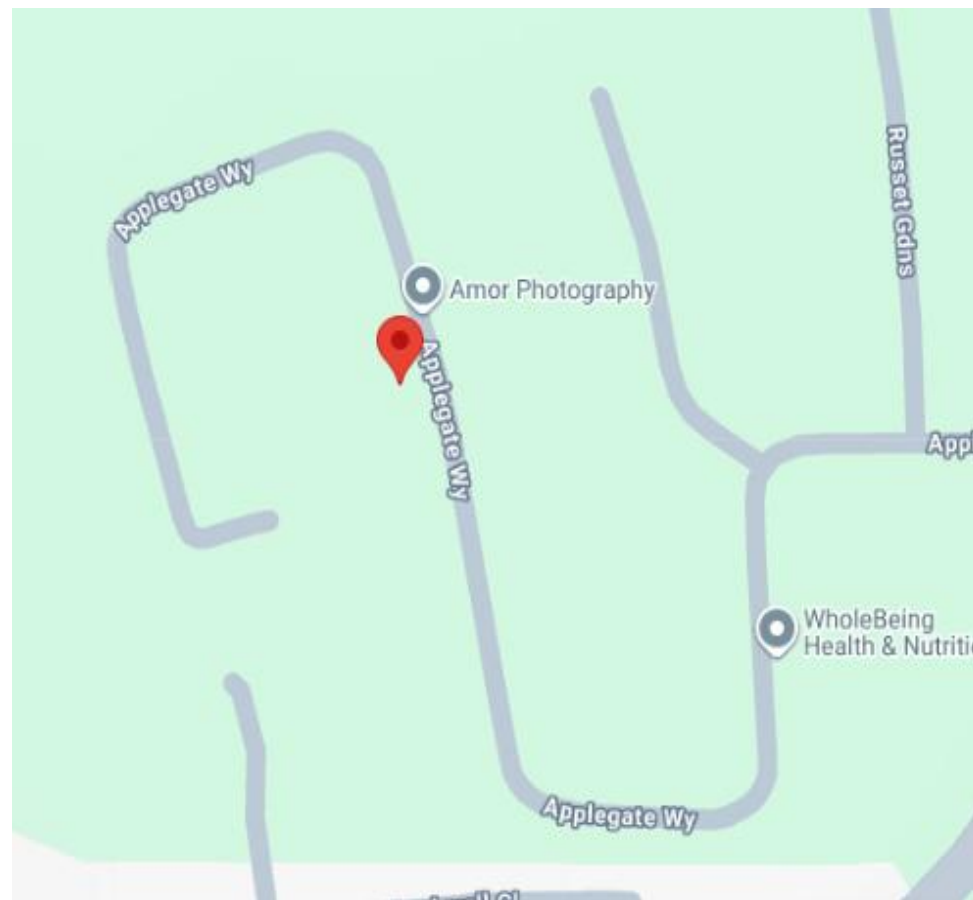


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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