

13 MUSEUM COURT KINGSBRIDGE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

13 MUSEUM COURT

Description

Located in a quiet cul-de-sac moments from Fore Street is this attractive mid-terrace townhouse which has accommodation arranged over four well-planned floors, creating a home that effortlessly combines generous living space with contemporary style and everyday practicality.

You enter on the ground floor into the bright and spacious entrance hall, off which are stairs to the upper and lower floors and a charming sitting room with double windows giving views to the garden—perfect for relaxing.

On the lower ground floor you are greeted by a stylish and well-equipped kitchen/dining room with plenty of floor and wall units with integrated appliances and ample room for a dining table and chairs—perfectly suited for everyday living and entertaining. Accompanying this space is a practical utility area, a convenient downstairs cloakroom, and under-stair storage, all designed to enhance day-to-day functionality. From the dining area, a door opens out onto the private rear garden.

The upper two floors of the property house well-proportioned accommodation. On the first floor are two generously sized double bedrooms, one of which benefits from fitted wardrobes for added ease and storage. Completing this level is a well-appointed modern family bathroom, with shower above the bath. On the top floor is a further double bedroom with skylights, allowing natural light to flood in, en-suite facilities, built-in cupboards and access to the eaves storage.

The garden itself is a true highlight—an inviting, sun-drenched retreat thanks to its desirable south-facing orientation. Bathed in natural light throughout the day, this tranquil outdoor space features two-tiered patio areas, offering the perfect setting for al fresco dining, summer gatherings, or simply relaxing in the sunshine.

To the front is parking for two vehicles and the garage with up and over door, and a utility area at the far end which has electricity, water and heating connected.

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

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From our office on Fore Street proceed up the hill towards the junction. The entrance to Museum Court is located through the archway on the left-hand side between the Methodist Church and Cookworthy Museum. Go through the archway following the road until you reach No.13.



PROPERTY DETAILS

Property Address

13 Museum Court, , Fore Street, Devon TQ7 1QQ

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.

EPC Rating

Band D. Current: 60, Potential: 83

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

- Deceptively spacious mid terrace townhouse
- Immaculately presented throughout
- Accommodation arranged over 4 floors
- Stylish, modern kitchen/dining room + utility area
- Sitting room with views to the garden
- 3 double bedrooms, 1 with en-suite facilities
- Well-appointed bathroom and a separate cloakroom
- Delightful, enclosed, south-facing rear garden
- Garage and driveway parking for two vehicles
- Minutes walk from the amenities of town

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



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