



Luscombe Maye
Since 1873

Kingsbridge, TQ7 1FL

Guide Price £425,000

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DESCRIPTION

Luscombe Maye are pleased to present to the market this contemporary three bedroom, three-storey home, thoughtfully designed with reverse-level living and offering stylish, light-filled accommodation throughout.

The property has been arranged to maximise space and natural light, with a practical and modern layout. The ground floor forms the heart of the home, comprising a spacious open-plan kitchen, dining and living area, finished to a high standard with modern fittings and ample workspace. The kitchen is completed with sleek quartz worktops, double oven and integrated appliances. This versatile space provides an ideal setting for both everyday living and entertaining, while double doors open directly onto the enclosed rear garden, creating an excellent indoor-outdoor flow.

The accommodation comprises three well-proportioned bedrooms arranged over the upper floors, two of which benefit from en-suite shower rooms, offering flexibility for family living, visiting guests or those working from home. A contemporary family bathroom serves the remaining bedroom, all presented in a clean, modern style with neutral finishes throughout.

Externally, the property enjoys a private and enclosed rear garden, providing a pleasant outdoor space for relaxation or entertaining. There is a sizeable space to the side of the property, accessed from the garden, great for bike storage or to utilise as additional space. To the front, there is off-road parking for two vehicles on the driveway, adding to the overall practicality of the home.

This attractive property offers a modern design, flexible living accommodation and a convenient layout, making it well suited to a range of buyers including families, professionals or those seeking a stylish home.

KINGSBRIDGE

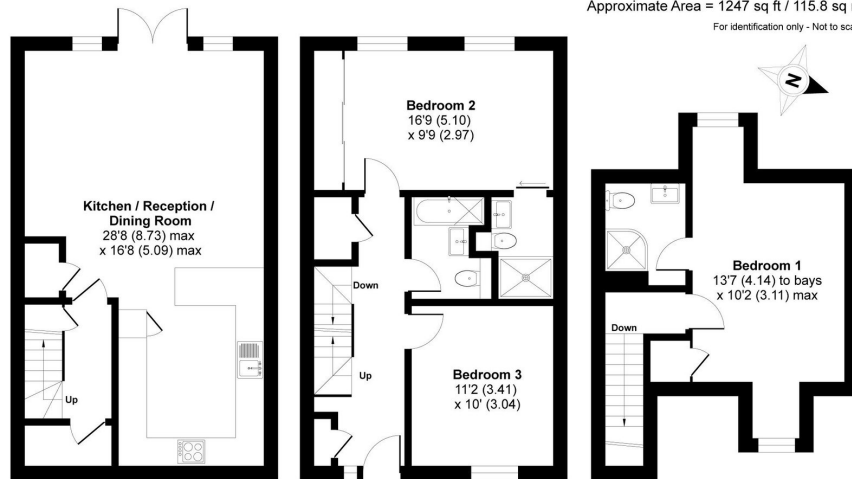
Kingsbridge is perfectly positioned at the head of the Salcombe Estuary, providing excellent access to the stunning Devon



Applegate Way, Kingsbridge, TQ7

Approximate Area = 1247 sq ft / 115.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2020. Produced for Luscombe Maye. REF: 1396250



- Three Bedroom Contemporary Home
- Open-Plan Living
- Enclosed Rear Garden
- Driveway Parking
- Reverse-Level Living Layout
- Two En-Suite Bedrooms
- Double Doors to Garden



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	

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