



32 Scholars Walk

Kingsbridge, TQ7

Guide Price £315,000



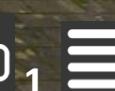
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32 SCHOLARS WALK

Kingsbridge, TQ7 1QL

The Property:

The property is entered directly into a kitchen and dining space. The kitchen is fitted with modern cabinetry and offers space for a washing machine and dishwasher. Additional features include an eye-level oven, gas hob with extractor, space for a fridge/freezer, and a sink positioned beneath a window. The room benefits from wood flooring, houses the gas boiler, has cupboard space for a tumble dryer, and includes several handy storage nooks, making it both practical and well laid out.

From the kitchen, a central hallway with stairs leading both up and down connects the living spaces. Downstairs takes you to the lounge, which offers clearly defined living and dining areas and features a wood-burning stove as a focal point. French doors open directly onto the garden, creating a great connection between indoor and outdoor spaces, perfect for watching the family in the garden whilst relaxing inside. There is also a handy storage cupboard under the stairs.

The first floor offers a large main bedroom with an en-suite WC, walk-in shower, wash basin, and obscure-glazed window.

Stairs lead up to the next level, where there are two further bedrooms to the front elevation, one which is a small double and the other is a single room which would work well as a home office or nursery.

On the upper floor is the family bathroom, fitted with a bath with shower over, WC, wash basin, heated towel rail, and an obscure-glazed window.

This level also includes a generous double bedroom with built-in wardrobes and lovely views over Kingsbridge.

The property benefits from extensive boarded attic space, a large airing cupboard adding additional storage, ideal for families.





Outside, the rear garden includes a patio area and artificial lawn, with a shed tucked around the corner ideal for log storage and outdoor furniture. A gate provides access to a shared communal grassy area, adding further outdoor space. To the front of the property there is a small external area providing useful storage, along with water and electric points. There are also two allocated parking spaces, clearly numbered located close to the property.

This property offers versatile living and would be suited to either a family or a couple who need the extra space for homeworking.

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 common managed areas. There is a £314 per annum service charge for communal areas, managed by LJL Property Management.

Services: Mains electric, gas, water and drainage. Gas central heating.

EPC Rating: C

Construction Type: Standard brick with slate roof.

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

Broadband Availability: Superfast and Ultrafast 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.

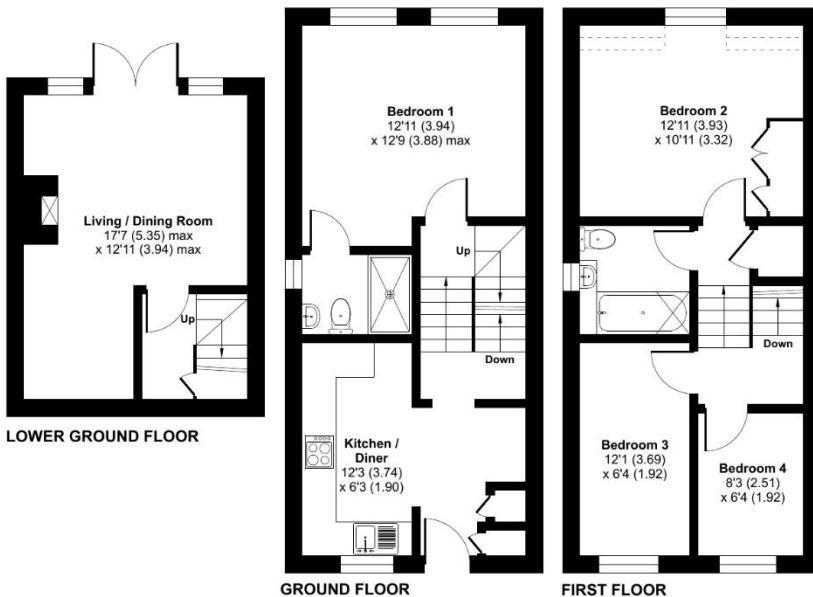
Planning or Development Issues: None Known

Scholars Walk, Kingsbridge, TQ7

Approximate Area = 1001 sq ft / 92.9 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Total = 1014 sq ft / 94.1 sq m
 For identification only - Not to scale



Denotes restricted head height



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		
(81-91) B		81
(69-80) C		
(55-68) D		67
(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.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB

Tel: 01548 856685

Email:
sales@kingsbridgeestateagents.co.uk
www.kingsbridgeestateagents.co.uk