

Baptist Lane, Kingsbridge

Kingsbridge

£250,000

The Property:

A gravelled front courtyard provides an attractive entrance to the property, before leading through the front door into the kitchen. Fitted with a range of cream wall and base units complemented by wood-effect worktops, the kitchen offers space for a washing machine, freestanding fridge/freezer and electric cooker, together with ample work surface for day-to-day living. Practical laminate flooring runs underfoot and incorporates a trap door giving access to a surprisingly spacious cellar beneath. Occupying approximately the same footprint as the kitchen, this excellent storage area is accessed via a ladder and provides valuable additional space rarely found in properties of this size.

The kitchen flows into a comfortable open-plan sitting and dining room, where a decorative fireplace creates an attractive focal point. Large sliding patio doors flood the room with natural light and open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

An open-riser staircase leads to the first floor, where the generous principal bedroom enjoys a lovely outlook over the rear garden. The room feels particularly bright and spacious and benefits from two large built-in storage cupboards. A door opens onto the flat roof, although this is not intended as an external seating area. The second bedroom overlooks the front of the property towards the Baptist Church and provides an ideal guest bedroom, nursery or home office, complete with fitted shelving and a built-in cupboard.

The landing incorporates a cupboard housing the boiler together with access to the loft, while the bathroom is fitted with a bath incorporating an electric shower over, WC, wash hand basin and heated towel rail, with an obscure glazed window providing natural light.

Outside, the enclosed rear garden enjoys a sunny south-westerly aspect, making it a wonderful place to enjoy the afternoon and evening sunshine. Designed for ease of maintenance, the garden is predominantly paved and includes a useful outside storage unit together with a washing line. A gate at the rear provides access to a shared pedestrian passage leading onto Western Backway, offering a practical secondary access point.













Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Offering plenty of character, useful storage and an attractive garden, this delightful cottage represents an excellent opportunity for first-time buyers, those looking to downsize or investors seeking a home in a convenient Kingsbridge location.

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
Services: Mains water, sewerage, gas and electric. Gas central heating.
EPC Rating: E
Council Tax: Band
Construction Type: Standard brick wall construction. The roof is tiled.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)
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.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

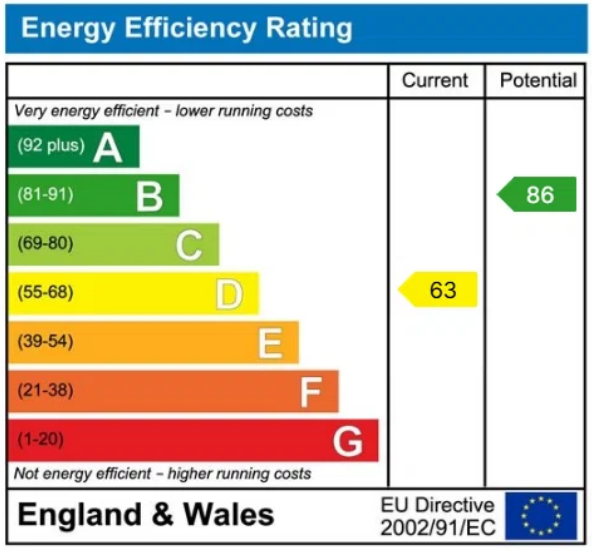


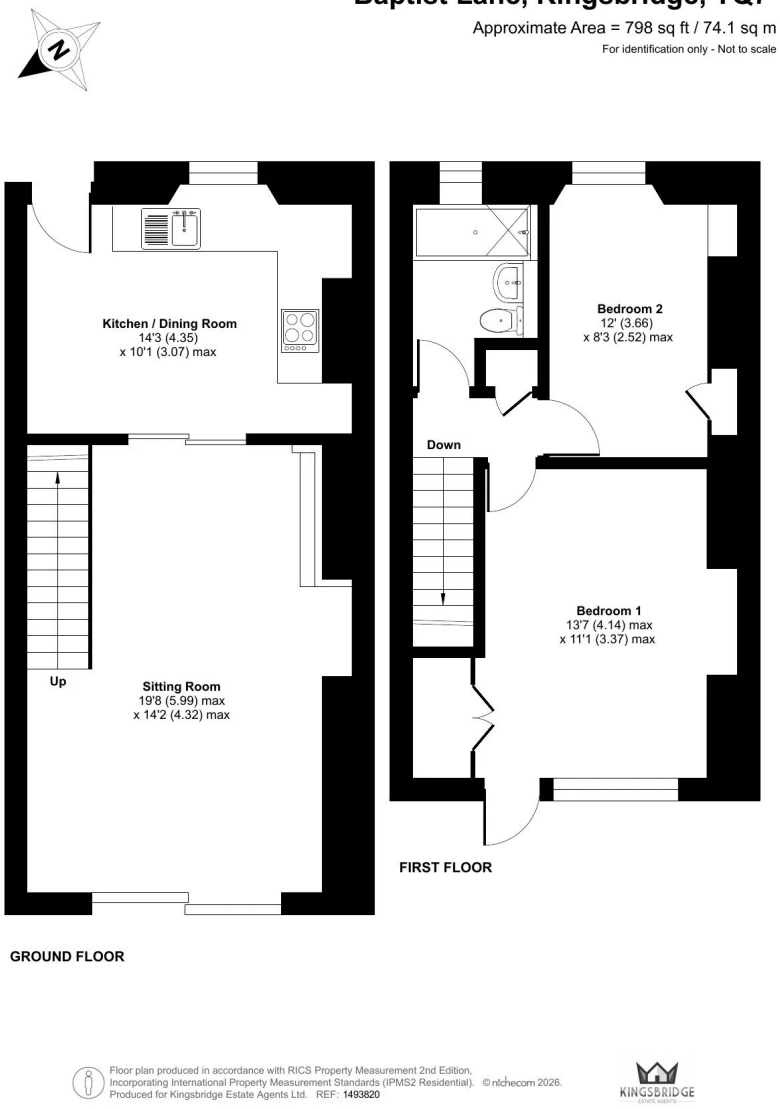












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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.