



12 Applegate Way



12 Applegate Way

, Kingsbridge, Devon, TQ7 1FN

Dartmouth 14 miles. Totnes 26 miles. Salcombe 6 miles

A wonderful example of a beautifully presented, four double bedroom spacious family home, set over three floors. This fabulous home, benefits from a delightful, good size garden and countryside views whilst being within walking distance of local amenities.

- Detached Home
- Open Plan Spacious Living Area
- En-suite to Master Bedroom
- Delightful Rear Garden
- Freehold – Council Tax Band F
- Four Double Bedrooms
- Family bathroom & Shower Room
- Attractive Modern Fitted Kitchen with Integrated Appliances
- Garage and 2 parking spaces

Guide Price £450,000

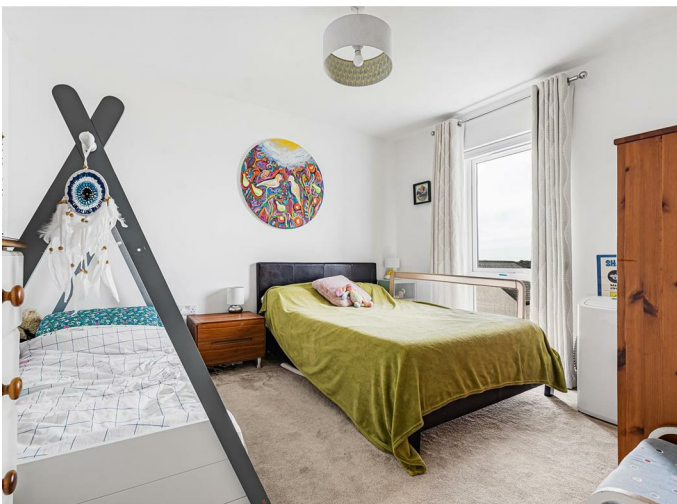
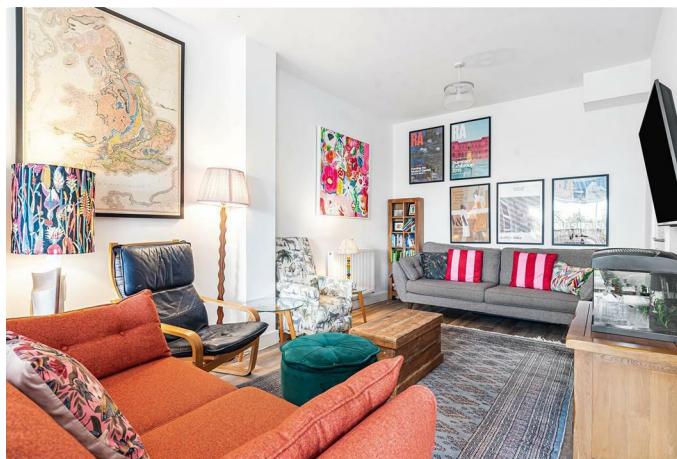
Kingsbridge is a sought-after market town offering an excellent range of facilities which include primary/secondary schools, two supermarkets, cinema, leisure centre with indoor swimming, medical centre, community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has a variety of local sandy beaches along with stunning coastal paths and countryside walks to enjoy. The popular sailing towns of Dartmouth and Salcombe are within easy reach.

This beautifully presented detached family home with plenty of storage, offers light, spacious and versatile accommodation and is set over three floors. The property comprises, entrance hall leading to the study, shower room, a double bedroom currently utilised as an art room and door to integral garage. The first-floor landing provides access to the modern three-piece family bathroom and three further double bedrooms with the master bedroom enjoying En-suite facilities and a fitted wardrobe. The living area to the lower ground floor is most attractive with a pleasant outlook over the garden and offers a versatile open plan living space with a modern fitted kitchen – complete with integrated appliances. The spacious dining and living areas have both bifold and French doors opening out into the garden, making this the perfect spot to relax, entertain and dine alfresco in warmer weather.

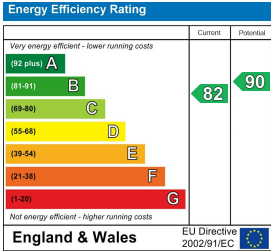
External benefits include driveway parking and an enclosed rear garden. Mains gas, electric, water & drainage. Water is on a meter. Gas central heating, combi boiler, and radiators.

Based on the latest data to Ofcom, Ultrafast broadband and mobile coverage from EE, Vodafone, O2 & Three are available at the property. There is a Service Charge of £295.00pa.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



1 The Promenade,
Kingsbridge, TQ7 1JD

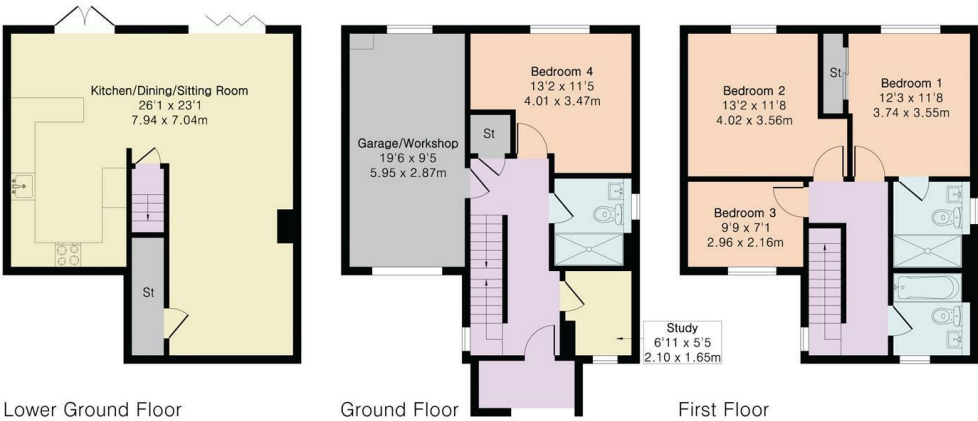
kingsbridge@stags.co.uk
01548 853131

**Approximate Gross Internal Area 1632 sq ft - 151 sq m
(Including Garage)**

Lower Ground Floor Area 533 sq ft – 49 sq m

Ground Floor Area 566 sq ft – 53 sq m

First Floor Area 533 sq ft – 49 sq m



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