

9 ARCHERY CLOSE KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

9 ARCHERY CLOSE

Description

Situated in a peaceful cul-de-sac location, just a short stroll from the town centre and an excellent range of local amenities, this well-presented three-bedroom semi-detached home offers spacious accommodation, ideal for families, professionals, or those looking to enjoy convenient town living.

To the front is a lawned garden and driveway parking leading to a garage, providing off-road parking and storage. Inside, the accommodation comprises a entrance porch, generous sitting room, offering a bright and comfortable space for relaxation and entertaining, alongside a fitted kitchen with a range of units and space for everyday dining. Off the sitting room is a rear porch opening to the back garden.

Upstairs, there are three well-proportioned bedrooms, two doubles and one single, all offering excellent space and flexibility for family living, guest accommodation, or home working. A family bathroom with shower above the bath serves the first-floor accommodation.

Externally, the property benefits from both front and rear gardens. The rear garden has access out to Stentiford Hill and provides a private space to enjoy outdoor dining, or simply unwinding throughout the warmer months.

Combining a sought-after quiet position with easy access to shops, schools, transport links and other local amenities, this delightful home presents an excellent opportunity for a wide range of purchasers.

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

what3words - ///cowering.transmits.enhancement

From our office in Kingsbridge, continue up Fore Street go straight over at the junction onto Stentiford Hill. After approximately 300 yards turn left into Darky Lane then first right into Archery Close, No 9 will be found on the right-hand side towards the end of the cul-de-sac.



PROPERTY DETAILS

Property Address

9 Archery Close, Kingsbridge, Devon TQ7 1BE

Mileages

Dartmouth 12 miles; Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, water and drainage. New electric radiators and storage heaters, fitted Jan 2026. New roof Jan 2026 with 10 year warranty.

EPC Rating

Band E. Current: 52, Potential: 67

Council Tax Band

C

Tenure

Freehold.

Authority

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

Key Features

- Semi-detached family home
- Quiet cul-de-sac location
- Walking distance to the town centre and amenities
- Spacious sitting room
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Garage and driveway parking
- Front and rear gardens
- Ideal for families, first-time buyers and investors alike

Fixtures & Fittings

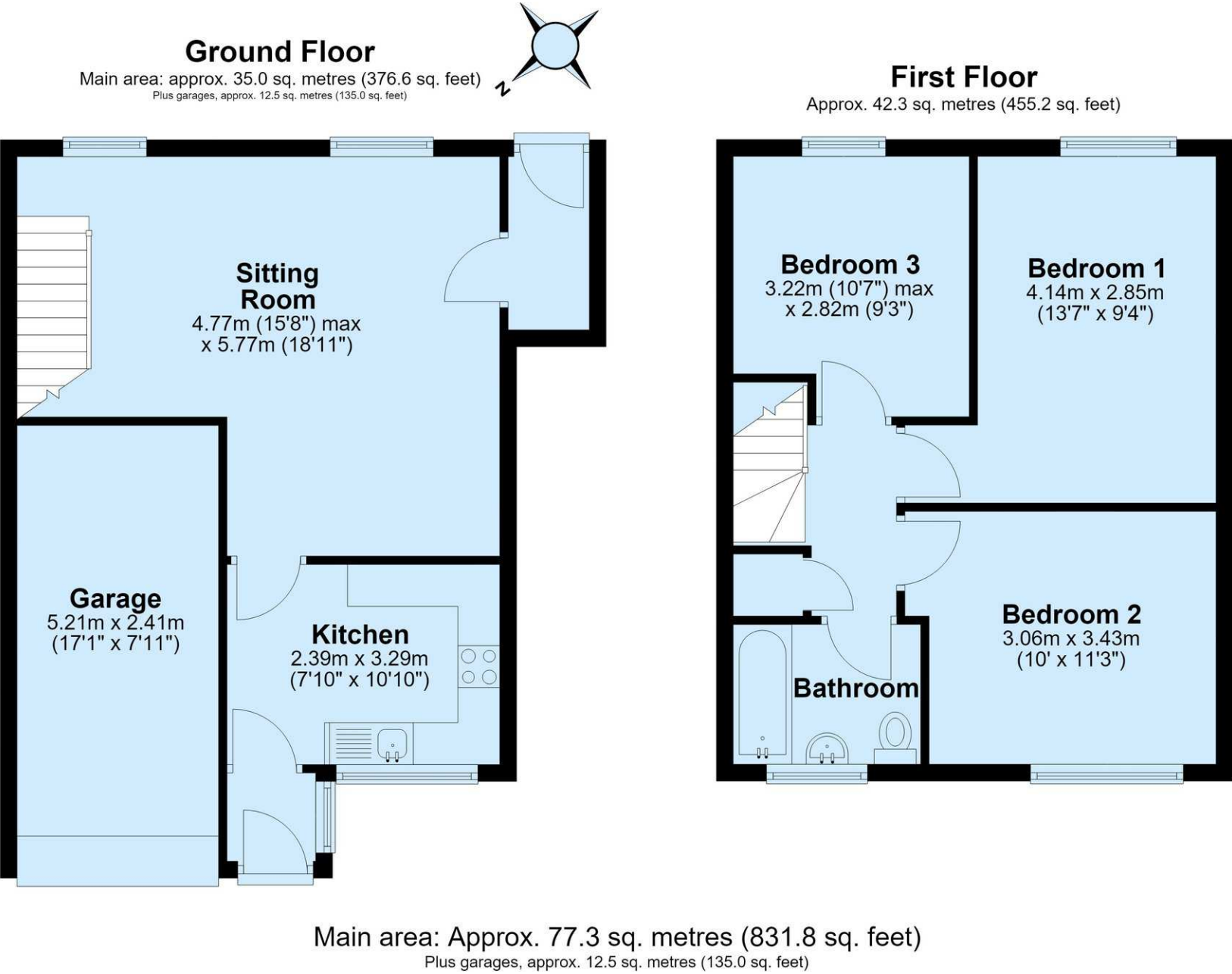
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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.