

4 THE PRECINCT



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

4 THE PRECINCT

Description

A beautifully light-filled and generously proportioned family home, with lovely views over town to surrounding countryside, perfectly positioned in a quiet location, just a short walk from the amenities and transport links of central Kingsbridge.

Thoughtfully arranged over two floors the property offers a spacious entrance hall with stairs to the first floor and storage below, an elegant dual aspect sitting room, with views to the front garden and sliding doors opening to the rear garden. The contemporary kitchen is well-equipped with fitted units, integrated appliances and a glass fronted display cupboard, with windows giving views to the garden and through to the entrance hall. There is also a useful and flexible study/4th bedroom. Completing the ground floor is a practical utility room which also has fitted units, a sink, plumbing and an access door to the garden.

Upstairs you'll find three good-sized bedrooms, one with double fitted wardrobes and a contemporary family bathroom with shower above the bath.

Outside, a mature, meticulously maintained lawned garden provides a peaceful retreat. The garden is bound by timber fencing with borders filled with a variety of established plants, shrubs, trees and bushes along with a timber framed vegetable patch and garden shed. In one corner is a discrete gravelled area ideal for entertaining around a firepit.

The front garden is terraced, defined by various levels of timber framed beds planted with trees and shrubs along with a paved patio seating area, plus there's driveway parking for two vehicles.

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 - totally.unlocking.presented

From our office on Fore Street continue up the hill. Just before the Police Station turn right into The Precinct, follow the road round and you'll see No.4 straight ahead of you.

Agents Note - There is possible potential to extend subject to planning permission.



PROPERTY DETAILS

Property Address

4 The Precinct, Fore Street, Kingsbridge, Devon TQ7 1AP

Mileages

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

Services

Mains electricity, gas, water and drainage. Gas combi boiler. New radiators. Mains powered Carbon Monoxide alarm.

EPC Rating

Band D. Current: 66, Potential: 79

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

- Immaculately presented detached family property
- Lovely views over town and surrounding countryside
- Spacious, dual aspect sitting/dining room + separate study/4th bedroom
- Modern, well-equipped kitchen + separate utility room
- Three bedrooms
- Beautifully landscaped garden
- Gravelled firepit area, paved terrace and patio seating
- Garden store and timber shed
- Driveway parking for 2 vehicles

Fixtures & Fittings

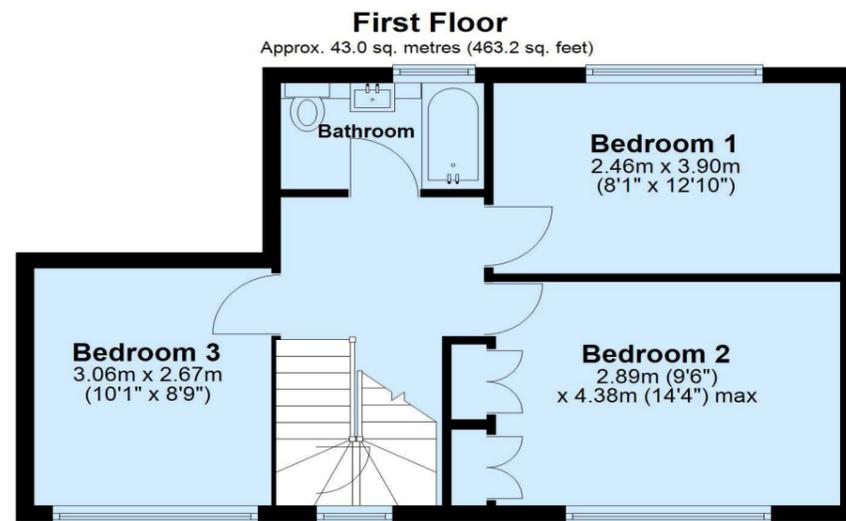
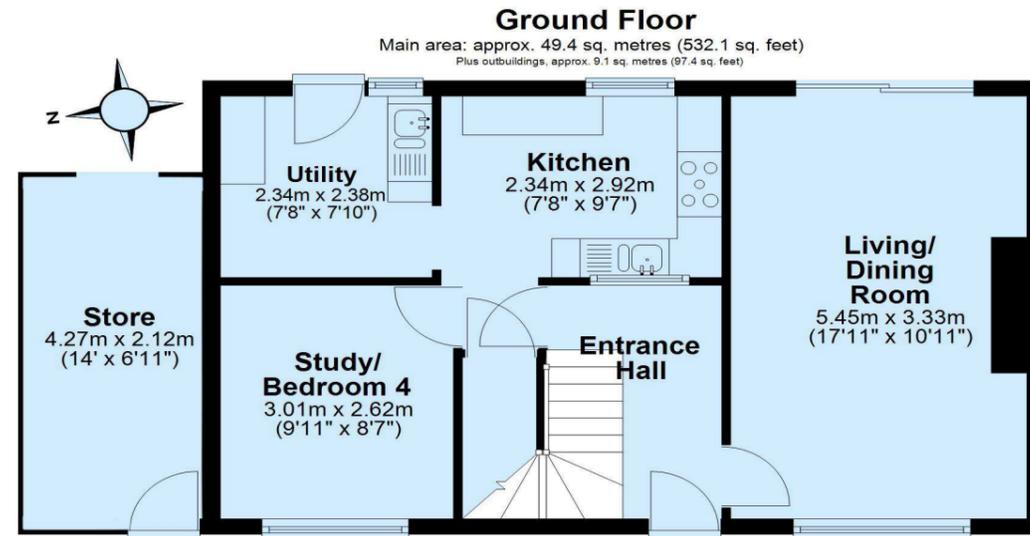
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Main area: Approx. 92.5 sq. metres (995.3 sq. feet)
Plus outbuildings, approx. 9.1 sq. metres (97.4 sq. feet)

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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590