



Corner Cottage



# Corner Cottage

, 1 Windsor Road, Kingsbridge, TQ7 1BX

Nearest shops around 500 metres. Salcombe 6 miles. Totnes Mainline Station 13 miles.

A beautiful, deceptively spacious cottage, set over three floors with a charming open-plan sitting/dining room with a wood burning stove, fitted kitchen and three bedrooms. Benefitting from a private parking space and no onward chain.

- Deceptively Spacious End Of Terrace Cottage
- Convenient Central Location
- Three Bedrooms
- Private Parking Space
- Freehold
- Set Over Three Floors
- Open-Plan Sitting/Dining Room
- Shower Room and WC
- No Onward Chain
- Council Tax Band: B

Guide Price £260,000

## SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London, and Dartmouth are both within easy reach.

## DESCRIPTION

A fine end of terrace cottage, set within an easy walk of the town's amenities as well as the estuary. Beautifully presented, spacious accommodation, with lots of character, that is set over three floors including three bedrooms.



## ACCOMMODATION

From the courtyard the front door leads into a bright and inviting entrance porch, with slate floor (that flows across the ground floor) and provides ample space for coats and boots, partly glazed with stylish privacy glass. The kitchen is fitted with a comprehensive range of contemporary wall and base units with inset oven, spaces and plumbing for a washing machine, dishwasher as well as a fridge freezer. The sitting/dining room is a beautiful characterful room, with feature exposed stone fireplace, tiled hearth and inset wood burning stove, understairs alcove.

Stairs lead up to the first floor and from the landing there is access to; WC with wash hand basin, built in cupboards, combi boiler. Generous double bedroom, built-in cupboard. Family shower room that has been superbly finished and complete with large walk-in shower, vanity unit with sink and WC, heated towel rail.

On the second floor there are two further bedrooms; a good-sized double as well as a single.

## OUTSIDE

Immediately to the front of the property is a gated, small courtyard area, bin store.

The property benefits from a freehold parking space.

## SERVICES

Mains water, electric, drainage and gas with gas-fired central heating.

All major mobile network providers are likely in this location along with Ultrafast broadband (OfCom).

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

## DIRECTIONS

From our office proceed along Bridge Street, continue on to Church Street and approximately half way along the turning into Windsor Road will be on the left hand side. Allocated parking is available just before Windsor Court.

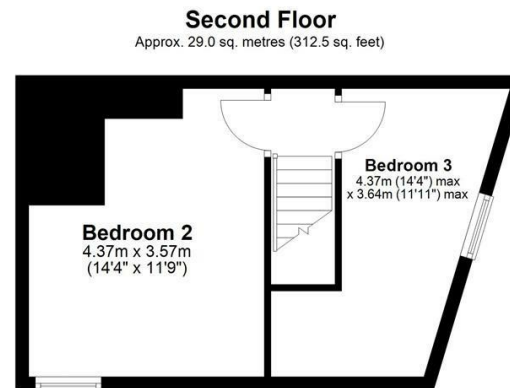
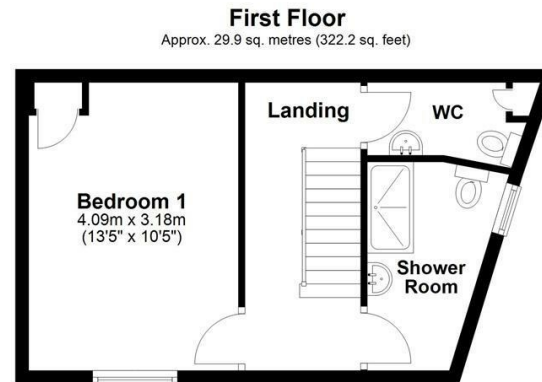
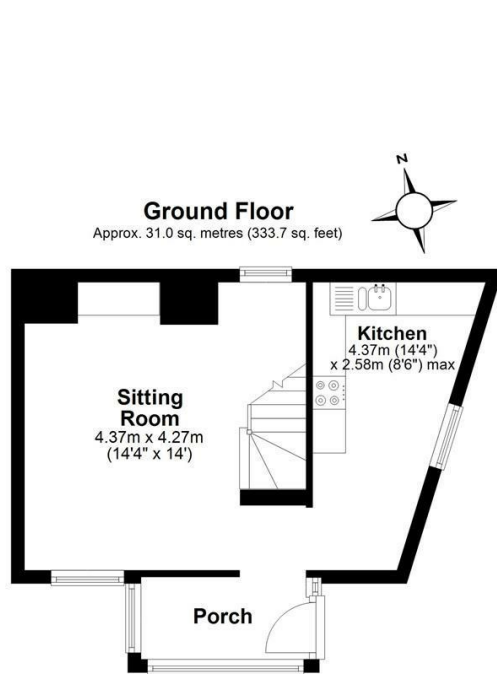
## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

## AGENTS NOTES

To note, the cupboard in the first floor bedroom forms part of a flying freehold with the neighbour's stairs.





Total area: approx. 90.0 sq. metres (968.4 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(54-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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