

19 NORTHVILLE PARK



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

19 NORTHVILLE PARK

Description

This attractive property enjoys a peaceful yet highly convenient position within one of the town's most sought-after neighbourhoods. Beautifully maintained throughout, it offers generous family accommodation, a smart loft conversion, an integral garage, off-street parking, and a private rear garden.

Inside, the welcoming entrance hall includes a cloakroom and stairs rising to the first floor. The heart of the home is the bright, dual-aspect open-plan sitting and dining room. A feature fireplace creates a cosy focal point in the sitting area, while an elegant archway leads through to the dining space, which enjoys lovely views over the rear garden.

The thoughtfully designed kitchen is both stylish and practical, fitted with an extensive range of base and wall units and integrated appliances. There is ample room for a breakfast table, a large built-in storage cupboard, and convenient access to both the garage and the garden.

Upstairs, the landing offers additional storage and leads to four well-proportioned double bedrooms. One is currently arranged as a home office, while the principal bedroom benefits from built-in wardrobes. A family bathroom with both bath and separate shower, plus an additional fully tiled shower room, provide excellent flexibility for busy households. From bedroom three, a staircase rises to the converted loft room, complete with skylight and useful eaves storage.

Outside, the front of the property features driveway parking for two to three vehicles in front of the garage with its up-and-over door. A side pathway leads to the enclosed rear garden, a peaceful and private space with a patio ideal for outdoor dining and entertaining, and a small lawn bordered by a low stone wall, and a grass bank topped with timber fencing.

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 - snoring.emerald.majoring

From our office in Kingsbridge continue up Fore Street, at the junction go straight over onto Stentiford Hill. Take the first left turn into Archery Close then left again into Northville Park, No.19 will be found on the left-hand side.



PROPERTY DETAILS

Property Address

19 Northville Park, , Kingsbridge, Devon TQ7 1AR

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 fired boiler.

EPC Rating - Band D

Current: 65, Potential: 74

Council Tax Band - D

Tenure

Freehold

Authority

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

Key Features

- Detached, well-presented property
- Open plan sitting and dining room
- Well-equipped fitted kitchen
- 4 good size double bedrooms
- Bathroom, shower room and cloakroom
- Converted loft room with skylight
- Integral garage and driveway parking for 2/3 vehicles
- Private rear garden with patio seating area

Fixtures & Fittings

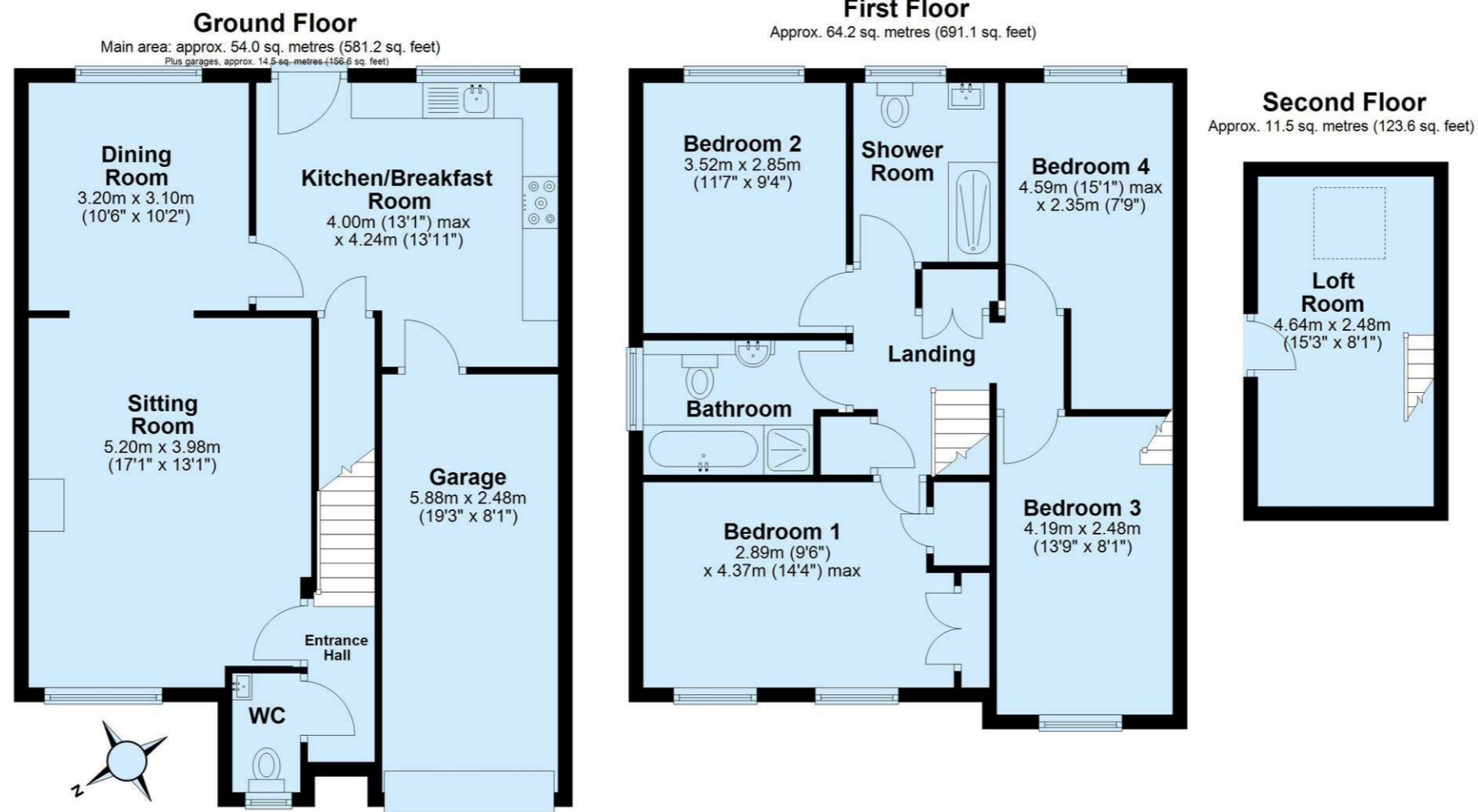
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Main area: Approx. 129.7 sq. metres (1396.0 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.6 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