



Luscombe Maye

Since 1873

Washabrook Way, Kingsbridge, TQ7 1RJ

£250,000

🛏️ 2 🚿 1 🚗 1



- Two Bedrooms
- Countryside Views
- Entrance Lobby
- No Onward Chain
- Garage And Allocated Parking
- Enclosed Low-Maintenance Courtyard
- Kitchen With Direct Courtyard Access



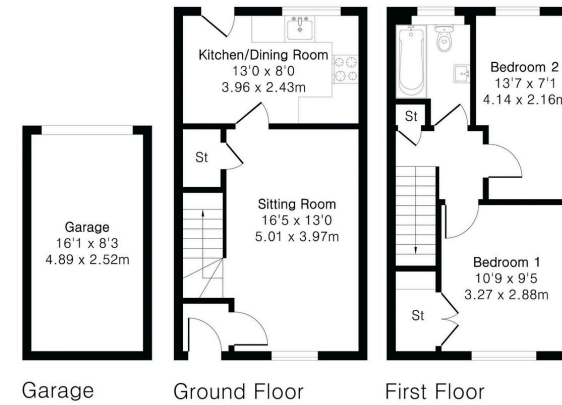


**Approximate Gross Internal Area 646 sq ft - 60 sq m  
(Excluding Garage)**

Ground Floor Area 323 sq ft – 30 sq m

First Floor Area 323 sq ft – 30 sq m

Garage Area 133 sq ft – 12 sq m



A two-bedroom home with attractive countryside views, an enclosed low-maintenance courtyard, garage and allocated parking, offered to the market with no onward chain.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Kingsbridge:**  
62 Fore Street, Kingsbridge TQ7 1PP  
01548 857474  
kingsbridge@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.