



**10 St.
Edmunds
Walk,
Kingsbridge,
TQ7 1QT**

Guide Price
£190,000



MILLINGTON TUNNICLIFF

10 St. Edmunds Walk, Kingsbridge, TQ7 1QT



3



1



1



B



EPC

75



FULL DESCRIPTION

A 3 bedroom mid terraced house tucked away towards the end of this walk within this popular estate on the approach to Kingsbridge. The house offers an entrance hall, living room and kitchen/diner on the ground floor, together with landing, the 3 bedrooms, bathroom and separate WC on the upper floor. The house is mainly Upvc double glazed, gas central heating and an enclosed rear garden. No chain. EPC C 75.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door, stairs to first floor.

LIVING ROOM

17' 8" x 9' 8" (5.40m x 2.97m)

Upvc double glazed window to rear and door to garden, radiator, door to:

KITCHEN/DINER

13' 4" x 11' 5" (4.08m x 3.48m)

Upvc double glazed window to front, range of base units, wall cupboards and work surfaces, single drainer sink unit.

FIRST FLOOR

LANDING

Access to loft, cupboard housing gas central heating boiler.

BEDROOM 1

14' 11" x 8' 5" (4.55m x 2.58m)

Upvc double glazed window to rear, radiator.

BEDROOM 2

8' 6" x 8' 5" (2.61m x 2.59m)

Upvc double glazed window to front, radiator.

BEDROOM 3

9' 0" x 6' 8" (2.76m x 2.04m)

Upvc double glazed window to rear, radiator.

BATHROOM

Bath with shower to taps, wash basin, Upvc double glazed window to front.

SEPARATE WC

Low level WC, timber window to front.

EXTERIOR

The house has a small front garden with integral dustbin store. At rear there is an enclosed garden and block built store.

TENURE

Freehold.

COUNCIL TAX

Band B.

SERVICES

Mains water, electric, drainage and gas. Broadband not connected.

SERVICE CHARGE

There is a weekly service charge of £8.16.

CONSTRUCTION

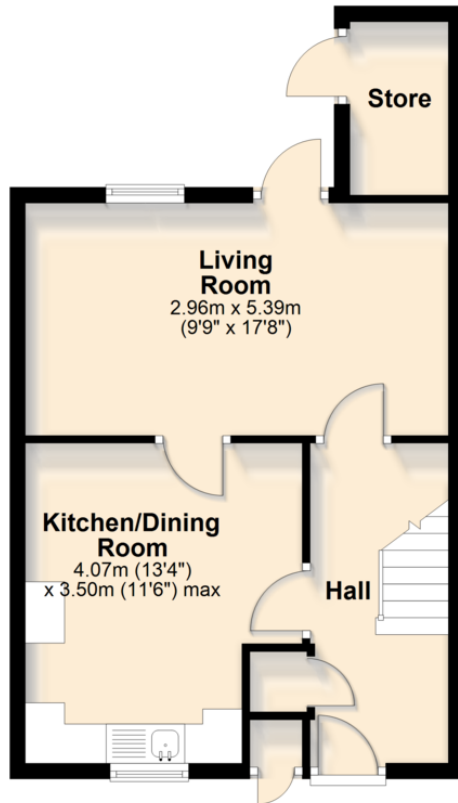
The house is of conventional cavity block and brick construction under a pitched tile clad roof.



FLOORPLAN

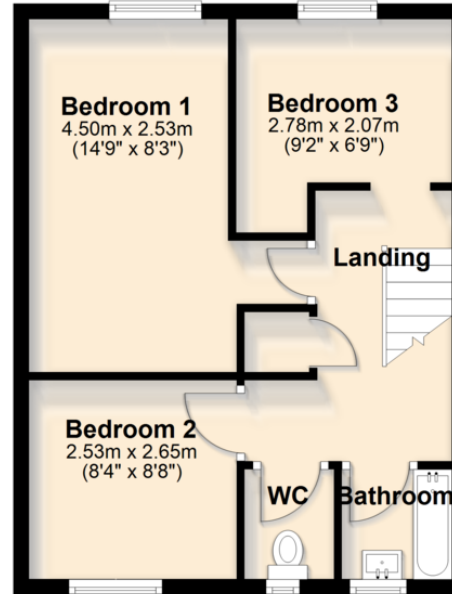
Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 79.7 sq. metres (858.4 sq. feet)

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