



4 Vine Terrace Fore Street, Kingsbridge

Guide Price £650,000

HARRIET
GEORGE

4 Vine Terrace

Fore Street, Kingsbridge

A handsome Victorian town house with flexible and beautifully proportioned accommodation, roof terrace and garage.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College.

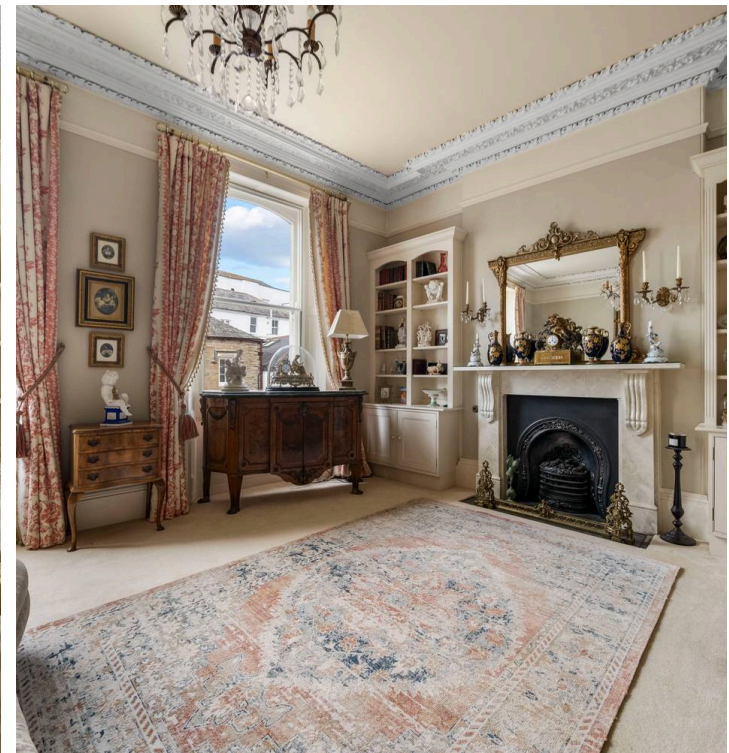
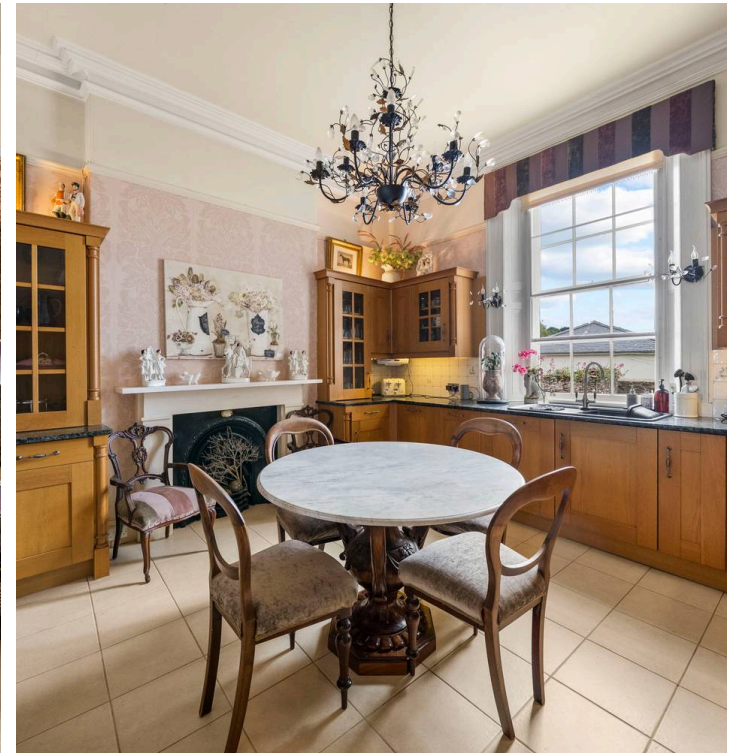
Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe. The house is located in the conservation area at the top of Kingsbridge and well positioned to access all the amenities this wonderful town offers on foot.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



4 Vine Terrace occupies a prominent position towards the top of Kingsbridge and is undoubtedly one of the most beautiful properties in the town. The three storey house has stylish accommodation with a wealth of original features - high ceilings, dado rails, sash windows, original fireplaces, ornate cornicing and ceiling roses.

The ground floor with sitting room, 2 bedrooms, kitchen and en-suite shower room would lend itself perfectly to being a self contained apartment with access via a side passage and ground floor patio. There is a store room at the rear, which subject to any consents, could be converted into an office / gym. The gracious first floor drawing room is well lit by a pair of sash windows and has a fine marble fireplace with built in cabinetry either side. The adjoining kitchen dining room has integrated appliances and granite work surfaces.

An attractive and easily maintained roof terrace is accessed from the first floor half landing.

On the top floor is a wonderful principal bedroom suite with dressing room and en-suite bathroom along with a second bedroom and shower room.

There is a single garage within a short walk of the house and the owners pay £100 per annum to cover insurance, water and electricity.

This is a rare opportunity to acquire a striking period home in this popular market town and viewing is highly recommended.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

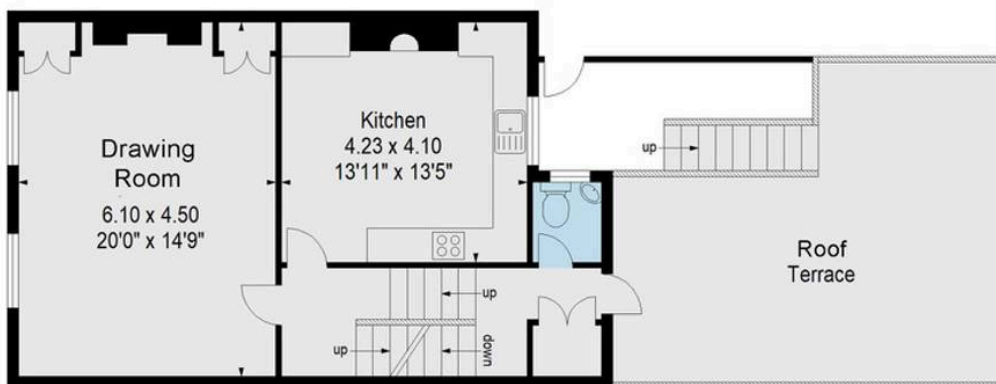
Proceed from Kingsbridge town centre up Fore Street and 4 Vine Terrace will be found on the right hand side.



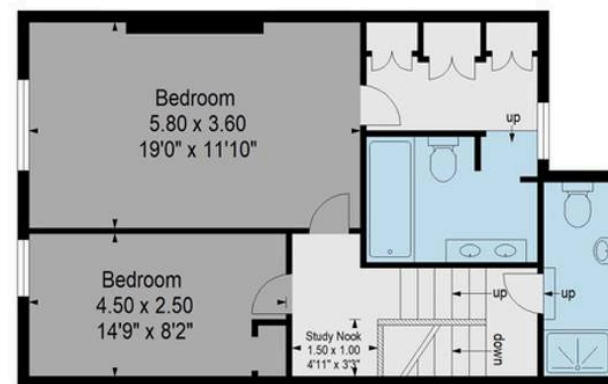
Approximate Gross Internal Area = 192.2 sqm / 2069 sq ft
(Excluding Garage)

Garage

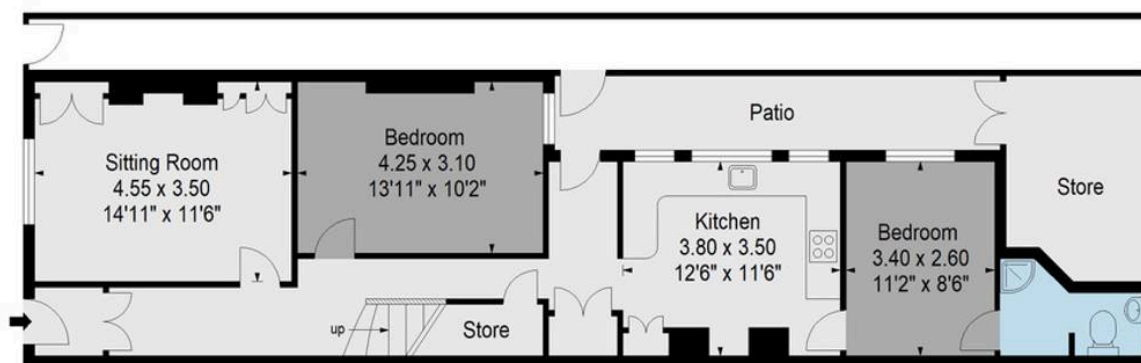
Approximate Gross Internal Area = 14.39 sqm / 155 sq ft



First Floor



Second Floor



Ground Floor

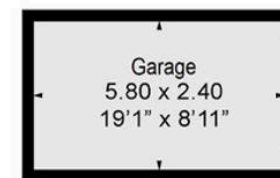


Illustration for identification purposes only,
measurements are approximate, not to scale.

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.