



7 Barnfield Walk



# 7 Barnfield Walk

Kingsbridge, Devon, TQ7 1QS

Town centre 0.5 miles

A superbly modernised and beautifully presented two-bedroom terraced house, with off road private parking, outside space and is within a convenient walk of the town

- Superbly modernised and well-presented terraced home
- Bright open-plan kitchen/sitting room
- Off street private parking plus residents parking
- Freehold sale
- 2 double bedrooms
- Modern family bathroom
- Area of outside space and storage areas
- Council Tax band A

## Guide Price £210,000

### DESCRIPTION

The property has been significantly improved during the vendor's seven years of ownership, including complete rewiring, new plumbing, and comprehensive redecoration throughout.

### ACCOMMODATION

From the entrance door, a spacious hallway provides excellent storage, including a useful under-stairs recess and three additional storage cupboards. A door leads to Bedroom Two, a double room currently used as a home office.

On the half landing, there is a door to an external staircase leading down to the private parking area. There is also a small secondary storage area to the side of the front door. On the first floor, there is a utility cupboard with space and plumbing for a washing machine and tumble dryer. Bedroom One is a double room, and the family bathroom is fitted with a bath and mixer shower over, complemented by electric underfloor heating. There is a superb open-plan kitchen/sitting room, finished with laminate flooring and a modern range of base and eye-level units including a breakfast bar. Appliances include an electric fan oven, a Bosch induction hob with extractor over, integrated dishwasher and space for a large American-style fridge/freezer.

### OUTSIDE

Outside, the property enjoys a fenced-in area of land with a raised brick flower bed, offering a manageable area of outdoor space. There is a private drive with parking for 1 vehicle, with two outside storage areas.

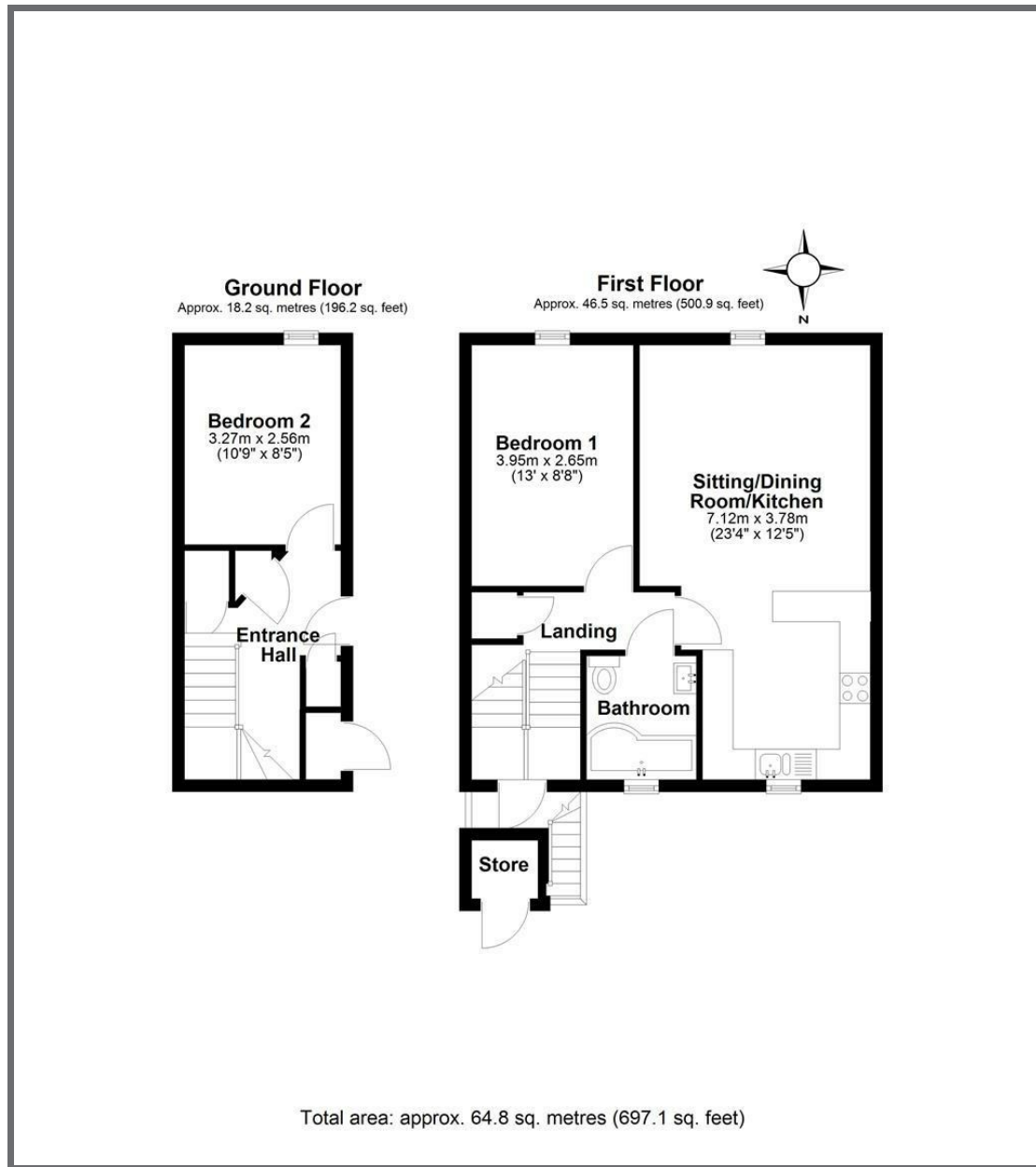
### SERVICES

All mains with gas central heating. Freehold, Council Tax band A





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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
EU Directive 2002/91/EC			

1 The Promenade,  
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London