



51 Applegate Way



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Kingsbridge, TQ7 1FL

Dartmouth 14 miles. Totnes 26 miles. Salcombe 6 miles.

A wonderful example of a beautifully presented, four double bedroom spacious family home, set over three floors. This stylish property enjoys countryside views whilst being within walking distance of local amenities.

- Detached Four Double Bedroom Home
- Attractive Modern Fitted Kitchen with Integrated Appliances
- Family bathroom & Shower Room
- Enclosed Rear Garden
- Council Tax Band E
- Open Plan Spacious Living Area
- Study
- En-suite to Master Bedroom
- Garage and 2 parking spaces
- Freehold

Guide Price £525,000

Kingsbridge is a sought after market town offering an excellent range of facilities which include primary/secondary schools, two supermarkets, cinema, leisure centre with indoor swimming, medical centre, community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has a variety of local sandy beaches along with stunning coastal paths and countryside walks to enjoy. The popular sailing towns of Dartmouth and Salcombe are within easy reach.

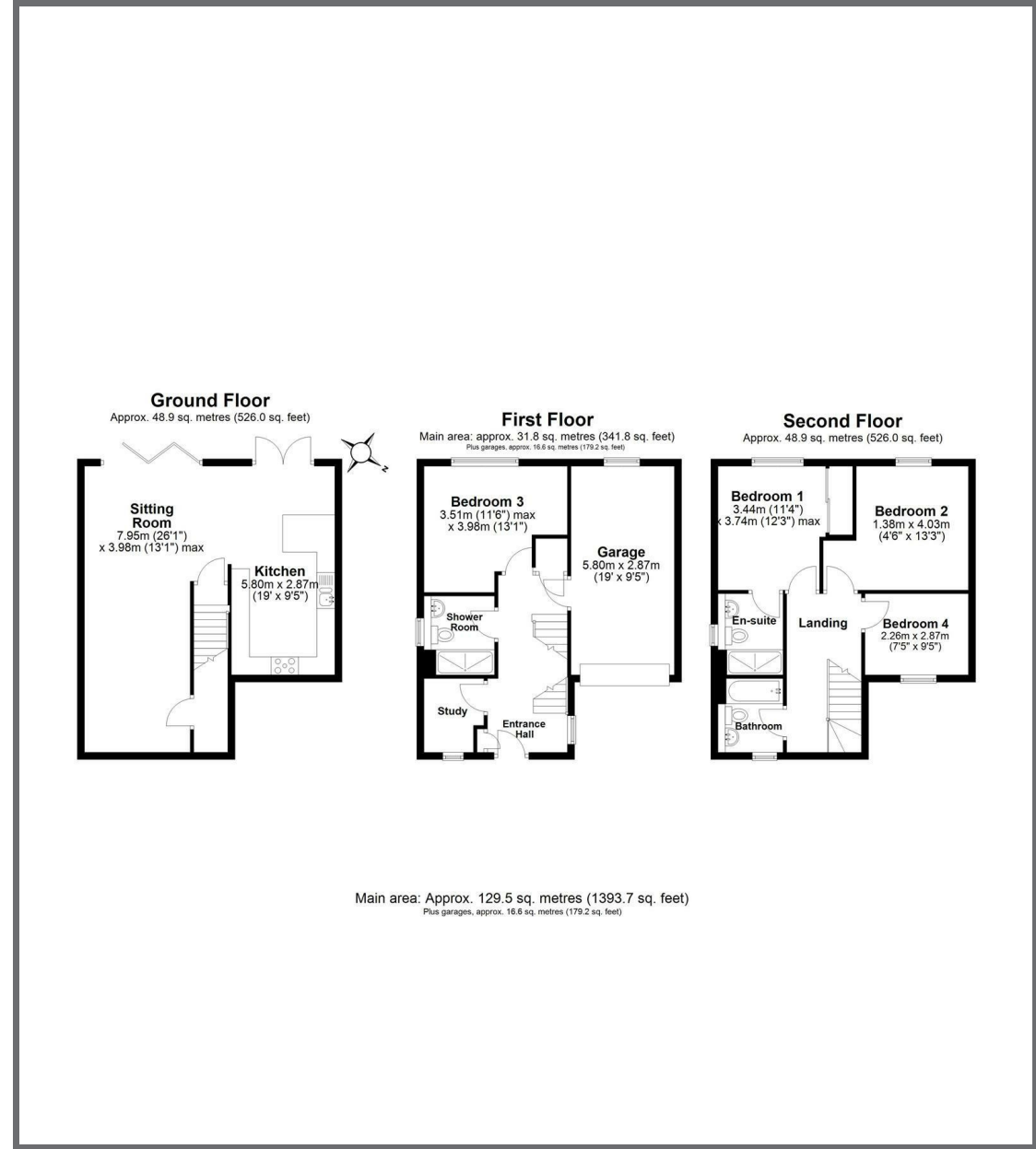
This beautifully presented detached family home with plenty of storage, offers light, spacious and versatile accommodation and is set over three floors. The property comprises, entrance hall leading to the study, shower room, a double bedroom and door to integral garage. The first floor landing provides access to the modern three piece family bathroom and three further double bedrooms with the master bedroom enjoying En-suite facilities and a fitted wardrobe. The living area to the lower ground floor offers a versatile open plan living space with an attractive modern fitted kitchen – complete with integrated appliances. The spacious dining and living areas have both bifold and French doors opening out into the garden, making this the perfect spot to relax, entertain and dine alfresco in warmer weather. External benefits include driveway parking and an enclosed rear garden.

Mains gas, electric, water & drainage. Water is on a meter. Gas central heating, combi boiler and radiators.
Based on the latest data to Ofcom, Ultrafast broadband and mobile coverage from EE, Vodafone, O2 & Three are available at the property.
There is a management fee of £192.00pa.





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		EU Directive 2002/91/EC	

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