



Luscombe Maye

Since 1873

Kenwith Drive, Kingsbridge, TQ7 1DU

Guide Price £400,000

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Description

Upon entering, you are greeted by a bright, open-plan kitchen and dining area that forms the heart of the home. The kitchen boasts sleek white cabinetry, light-toned countertops, and a built-in double oven, while the adjoining dining space offers a warm and welcoming setting for family meals or entertaining. Wooden flooring throughout adds a sense of continuity and natural warmth.

The ground floor also features a generous living room with light, neutral décor and a fireplace that creates a calm and inviting atmosphere. A versatile sunroom provides an additional living area, complete with a sliding glass door that opens onto the patio garden, seamlessly blending indoor and outdoor living. A convenient downstairs bathroom completes this level.

Upstairs, three bright and well-proportioned double bedrooms provide peaceful retreats, each finished with neutral décor, light-coloured carpets, and built-in wardrobes for ample storage. All rooms enjoy lovely views. The family bathroom is tastefully appointed with a double shower, WC, and hand basin.

Outside, the gravel driveway comfortably accommodates two to three vehicles. Two paved patio gardens offer ideal spaces for al fresco dining and relaxation, surrounded by mature landscaping that ensures privacy, tranquillity, and sunshine throughout the day. There is also a lawned space with plentiful shrubbery. A wooden shed in the rear garden provides practical additional storage.

The location further enhances the appeal of this property. Excellent educational facilities are close by, with a preschool just a 3-minute walk away and Kingsbridge Community Primary School within 4 minutes on foot. Daily essentials are easily accessible, with Tesco Superstore an 8-minute walk away. Beautiful countryside walks begin from the doorstep, and the estuary is a wonderful spot to visit just a stones throw away.

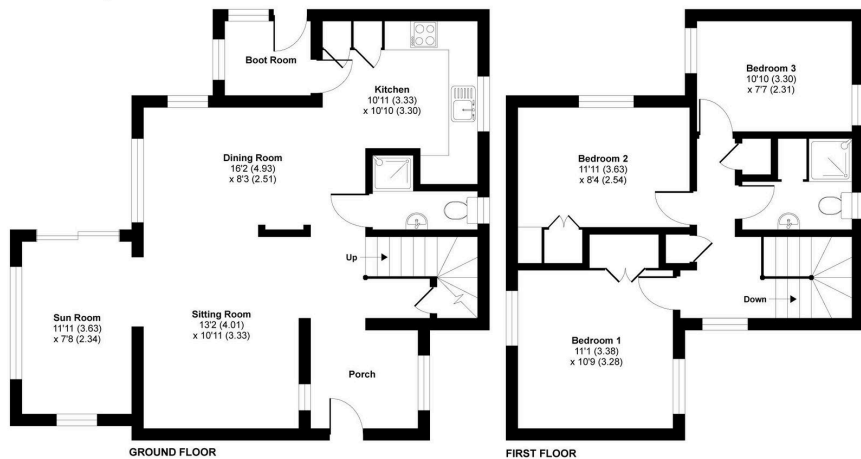
Viewings

Strictly by appointment with Luscombe Maye, Kingsbridge.



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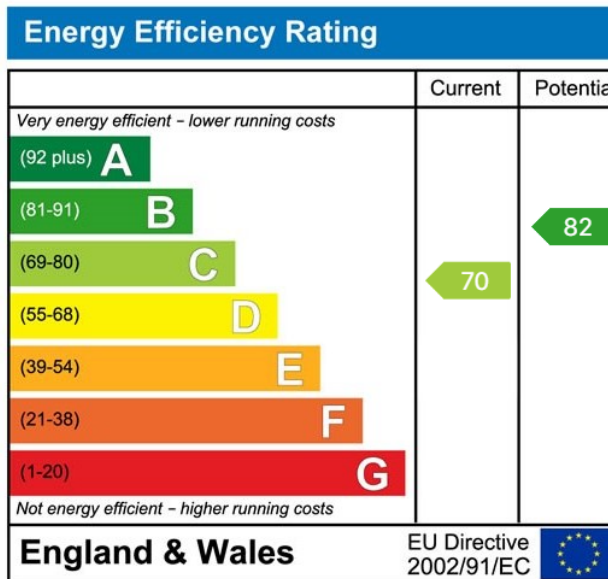
Approximate Area = 1187 sq ft / 110.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2025. Produced for Luscombe Maye. REF: 1384225



- Detached House
- Three Double Bedrooms
- Two Bathrooms
- Driveway Parking
- Low Maintenance Gardens Front And Rear
- Open Plan Living Area



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.



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