

# 25 KNOWLE HOUSE CLOSE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

## 25 KNOWLE HOUSE CLOSE

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### Description

Laid out over three floors this stylish, modern property offers spacious and flexible accommodation. It's situated in a peaceful cul-de-sac, just a short walk to the amenities of town, schools, transport links and the quay.

You enter on the first floor into the hall which has stairs up to the second floor and door through to the sitting room. This spacious room is dual aspect, it has stairs to the ground floor, a decorative fireplace and door opening onto a timber framed balcony, which is an ideal spot for morning coffee and enjoying views over the garden.

The ground floor houses the kitchen/dining room, there are plenty of fitted units, glass display cupboards, integrated appliances, built-in storage, plus more than ample room for a large dining table and chairs. Off the kitchen is the rear porch which houses a cloakroom and has an access door out to the garden. Also on this level is one of the three double bedrooms which benefits from a shower cubicle, sink/vanity unit and has lovely views to the garden.

On the second floor are a further two bedrooms. Bedroom 2 has a built-in storage cupboard, sink and views to the front. Bedroom 1 is dual aspect and benefits from a kitchenette, complete with 2 ring hob, microwave, sink, drawers and fridge. On the landing is a further storage cupboard, a cloakroom and a shower room.

Outside front there is parking for two cars in front of the garage, and a small paved garden area bound by hedging.

The rear garden is gently sloping, there are two patio seating/entertaining areas, one at the top and one towards the bottom of the garden, with lawned areas in between with established hedging, trees and plants, plus a gate out to the rear access path.

### Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 3 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe are both on a main bus route and within easy reach.

### Directions

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From our office on Fore Street continue up the hill, take the first right turn into Knowle House Close, follow the road to the far side of the central grassed island where you will find No.25.



# PROPERTY DETAILS

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## Property Address

25 Knowle House Close, Kingsbridge, Devon TQ7 1AN

## Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate).

## Services

Mains electricity, gas, water and drainage. Gas fired boiler.

## EPC Rating

Band C. Current: 71, Potential: 77

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.  
Tel: 01803 861234.

## Key Features

- Stylish, modern property
- Flexible accommodation arranged over 3 floors
- Well-equipped kitchen/dining room
- Spacious sitting room with balcony
- 3 bedrooms - bed 1 has a kitchenette, bed 3 has a shower
- Private rear garden with patio seating areas
- Garage and driveway parking for 2 vehicles
- Cul-de-sac location, close to amenities

## Fixtures & Fittings

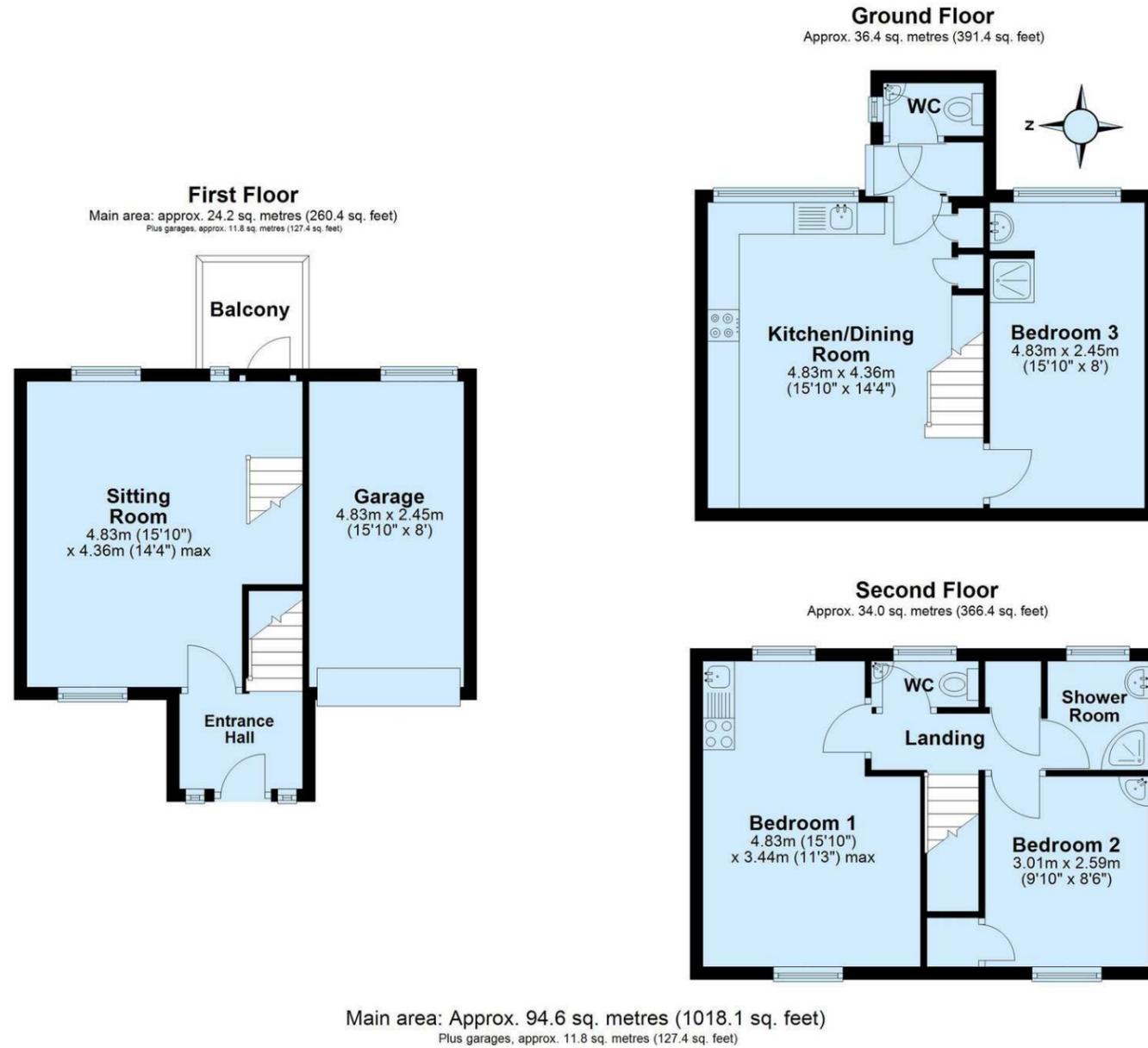
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



# FLOOR PLAN



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01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590