



Luscombe Maye

Since 1873

13 Higher Warren Road,
£495,000

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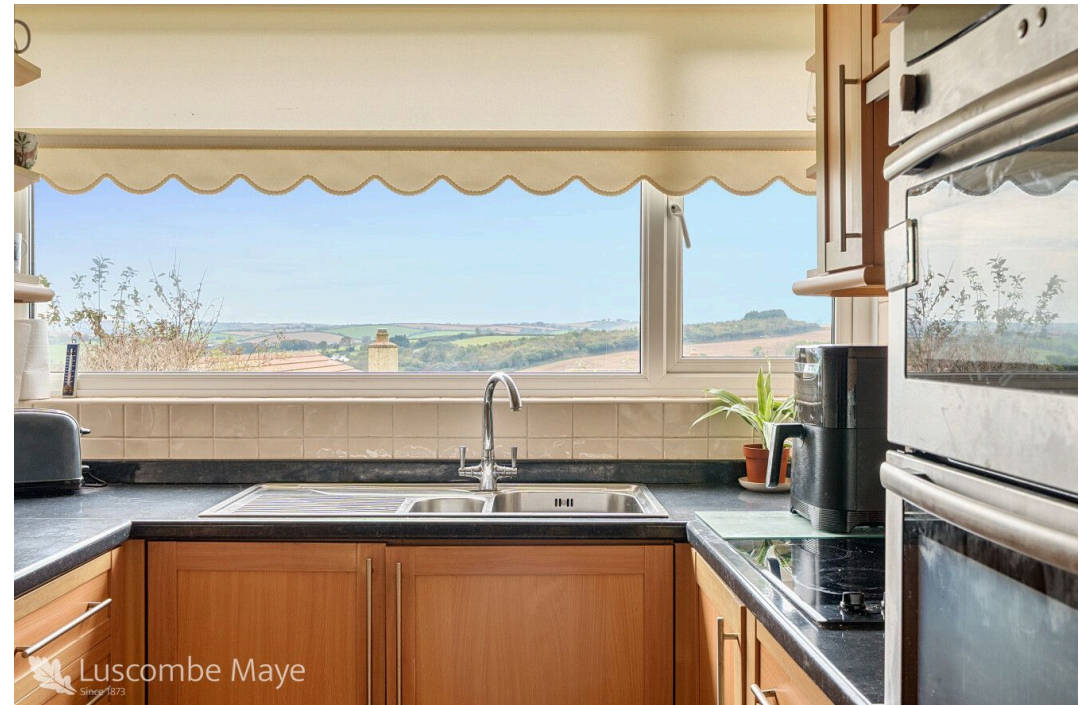
Located on the ever popular Higher Warren Road in Kingsbridge, this attractive two bedroom detached bungalow offers spacious, well balanced accommodation in a quiet and sought after location with full double glazing throughout, and new heating system.

The bungalow is entered via a useful porch which opens into a wide and welcoming entrance hall, giving access to all principal rooms. The open plan living/dining room is a generous space with dual aspect windows providing an abundance of natural light and framing the beautiful countryside and estuary views. Sliding doors provide access to the generous rear garden and there is an integral door to the single garage. The kitchen is well presented with an abundance of storage, integrated appliances and a spacious breakfast area. A rear hallway has a door leading to the garden and door to a cloakroom with plumbing for washing machine and dryer.

There bungalow offers two well proportioned double bedrooms, both positioned to enjoy a sense of privacy and quiet. The principal bedroom is particularly spacious, featuring a large bay window and useful built in cupboards. The second bedroom, also a comfortable double, overlooking the garden and lovely views. The main bathroom is well presented throughout with separate bath and shower, WC and handbasin.

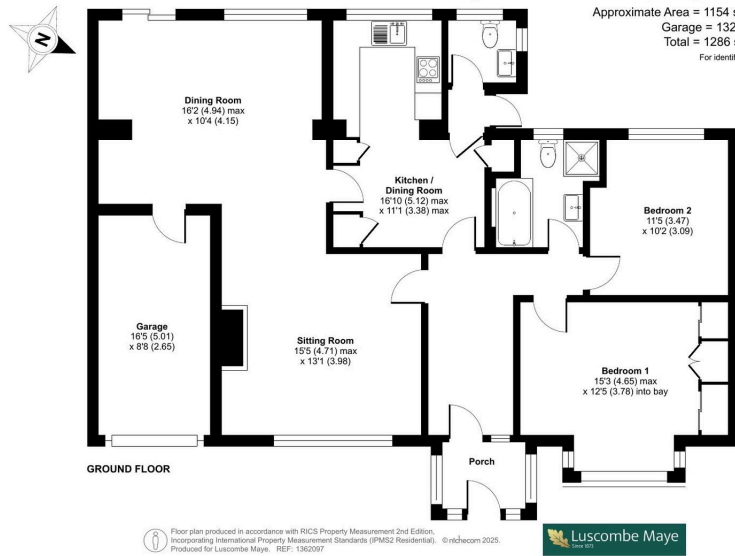
Outside, the property enjoys beautifully maintained gardens both to the front and rear. The front garden is attractively landscaped with a mix of established shrubs, gravel beds, and a central pathway leading to the entrance, creating a welcoming first impression with low maintenance appeal. To the rear, the sunny garden opens up to reveal a delightful enclosed outdoor space with far reaching countryside and water views. A mix of lawn, patio, and mature planting provides a peaceful setting for relaxing or entertaining.

To the side of the bungalow, an attached garage provides secure parking or useful storage, and there is further potential to extend (subject to the usual permissions) or reconfigure the internal layout to suit modern lifestyles.

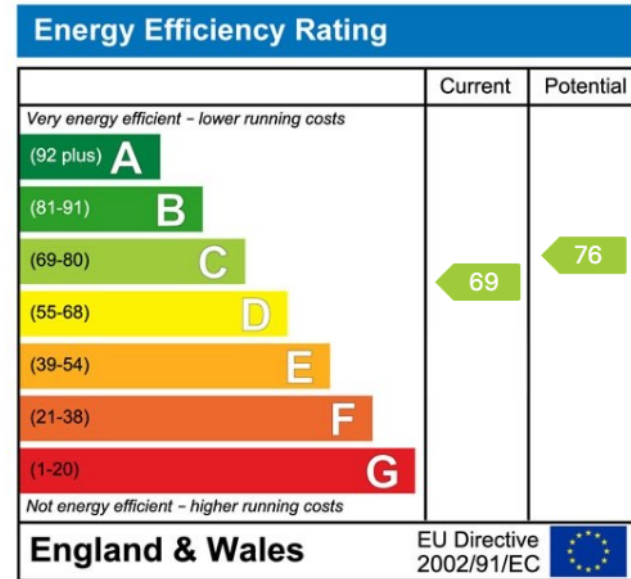
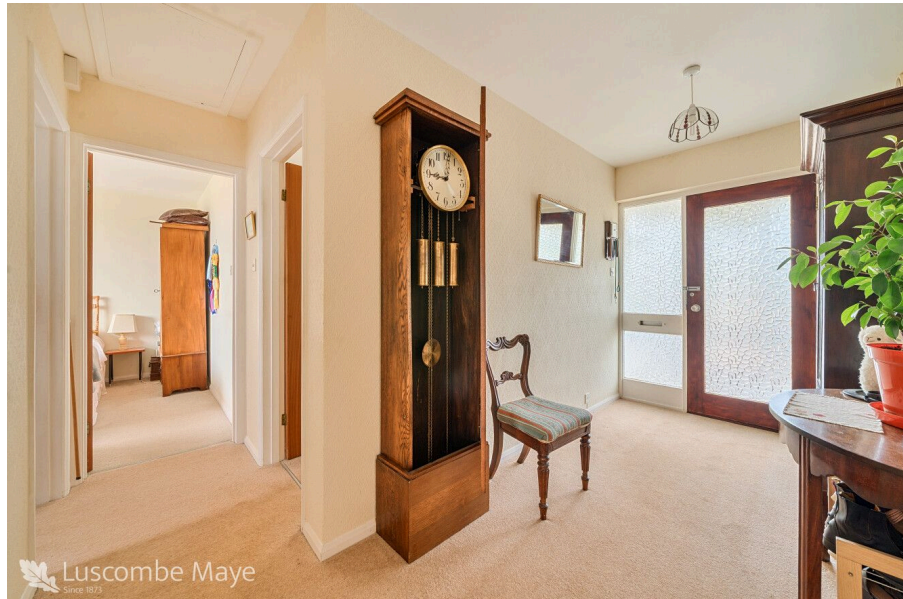


Higher Warren Road, Kingsbridge, TQ7

Approximate Area = 1154 sq ft / 107.2 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1286 sq ft / 119.4 sq m
 For identification only - Not to scale



- Beautiful countryside and estuary views
- Walking distance to town centre
- Driveway parking and garage
- Naturally light and bright
- Two bedrooms
- Sought after position
- Generous front and rear gardens
- Well-presented throughout
- Nearby countryside walks
- No onward chain



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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