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34 LINHEY CLOSE

KINGSBRIDGE •

TQ7 1LL





## 34 LINHEY CLOSE

### GROUND FLOOR

Porch | Hallway | Living Room | Kitchen | W/C | Bedroom 1 |  
Bedroom 2 | Shower Room

### EXTERNAL

Private Driveway | Rear Garden | Garage





“A well presented 2 bedroom bungalow with garden, garage and driveway parking”...

This well-presented two-bedroom bungalow is situated in a popular residential location and offers comfortable accommodation with well-maintained gardens, driveway parking, and a single garage.

- 2 spacious bedrooms
- Driveway parking and garage
- Rear garden with lawn and patio area
- Walking distance to amenities
- Short drive to nearby beaches

You enter the property through a porch which leads into the entrance hallway. The kitchen is fitted with a range of units, incorporating Neff oven, and offers plenty of under-counter space for white goods. A door from the kitchen provides direct access to the rear garden.

The living room is bright and spacious, benefiting from dual-aspect windows that allow plenty of natural light to fill the room. An electric fire provides an attractive focal point, creating a warm and welcoming living space. The property also benefits from a convenient W/C.

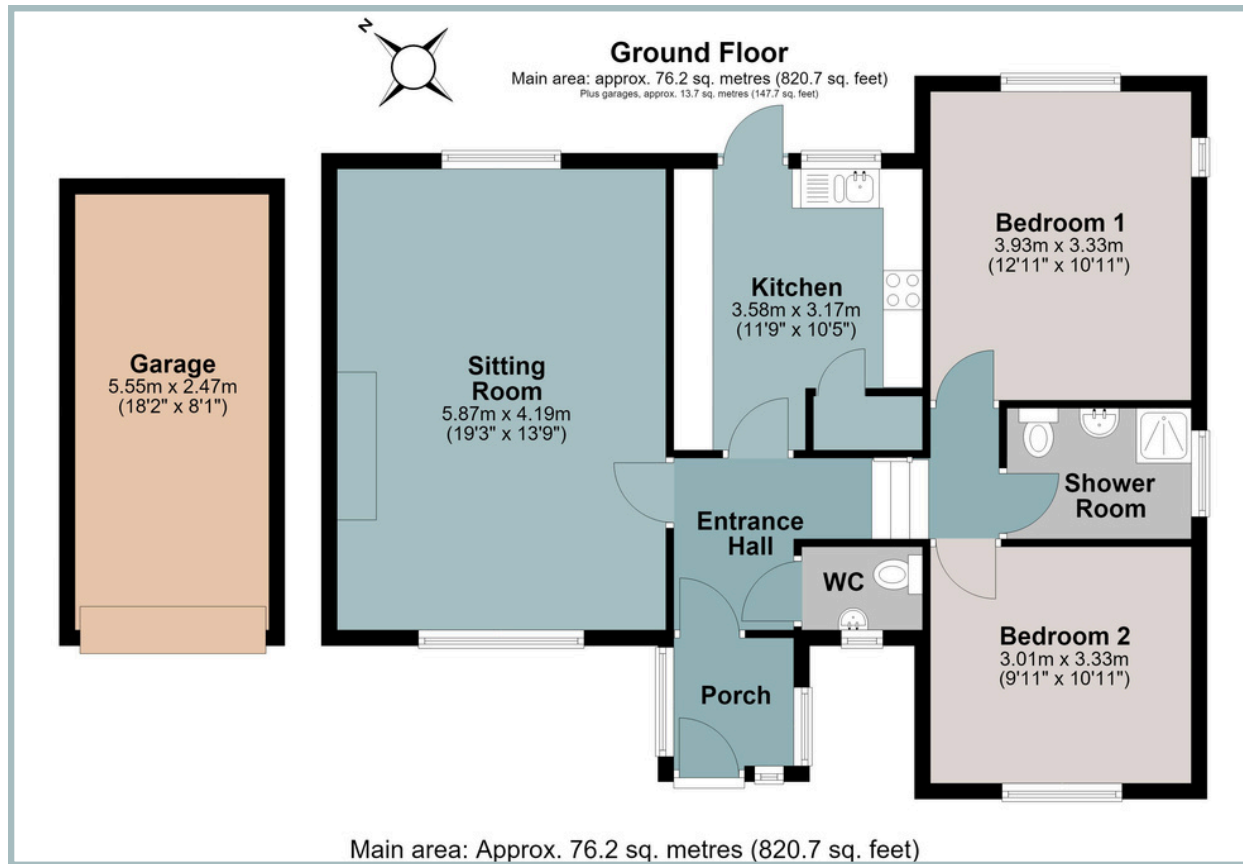
A couple of steps lead down to the two bedrooms, both of which are well proportioned and enjoy plenty of natural light. Positioned between the bedrooms is a modern shower room.

Outside, the rear garden is a lovely sun trap, featuring a patio seating area and a lawn, making it an ideal space to relax or entertain. To the front of the property, there is driveway parking leading to a single garage.





TOTAL APPROXIMATE AREA: 76.2 SQ M 820.7 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

EPC: Current B (81) Potential B (88)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: Driving along the Embankment take the left turn into Highfield Drive. Continue up the hill and take the first right going into Linhey Close. The property is towards the bottom of the hill on the left hand side

What Three Words:///plots.receiving.ballots

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles