

3 FROGMORE TERRACE KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 FROGMORE TERRACE

Description

Situated in the ever-popular Westville area of town, this nicely presented three-storey mid-terraced period home enjoys a superb position just a short stroll from local amenities, the quay and the many attractions the area has to offer.

Approached via a small front garden with steps leading to the entrance door, the property immediately exudes character and kerb appeal. Stepping inside, a welcoming hall provides useful understair storage and leads through to the heart of the home, a bright and spacious open-plan kitchen, dining and sitting room. The attractive sitting area enjoys pleasant views to the front and offers a cosy yet stylish atmosphere, centred around a feature fireplace inset with a wood-burning stove set on a slate hearth. Built-in storage cupboards with shelving above provide both practicality and charm, perfectly complementing the character of the property. To the rear, the contemporary kitchen has been thoughtfully designed with an excellent range of sleek floor and wall-mounted units, integrated appliances and attractive work surfaces. With views overlooking the rear garden, this sociable space is ideal for both everyday living and entertaining. A useful utility room and cloakroom add further convenience, with direct access out to the garden.

The first floor hosts two generously sized double bedrooms, both offering comfortable accommodation, together with a well-appointed family bathroom featuring a bath, separate shower cubicle, wash basin and WC.

Occupying the second floor is a superb dual-aspect double bedroom, flooded with natural light and enjoying a wonderful sense of space. A useful storage cupboard on the landing further enhances the practicality of this level.

Outside rear is a good sized lawned garden with patio, planted borders and a greenhouse and outbuilding at the far end.

*there is a right of access across the back of all the properties, extending from No.1 to No.12.

Combining period character with modern comforts and arranged over three spacious floors, this delightful home presents an excellent opportunity for families, professionals or those seeking a conveniently located property close to the quay and town amenities.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 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, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

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From the Quay in the centre of Kingsbridge, take the A381 Salcombe Road up the hill out of town towards West Alvington. Take the 2nd left turn into Waverley Road then first left into Frogmore Terrace. The property will be found towards the end of the road on the right-hand side.



PROPERTY DETAILS

Property Address

3 Frogmore Terrace, Kingsbridge, Devon TQ7 1EU

Mileages

Kingsbridge 3 miles; Salcombe 9 miles; Dartmouth 11 miles (distances are approximate)

Services

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

EPC Rating

Band D. Current: 58, Potential: 81

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

- Mid terrace period property
- Accommodation arranged over 3 floors
- Superb sitting/dining room with fireplace
- Stylish, modern kitchen
- Utility and cloakroom with access to the rear
- Three generous double bedrooms
- Well-appointed, bathroom with separate shower cubicle
- Good size lawned garden with patio, greenhouse and outbuilding

Fixtures & Fittings

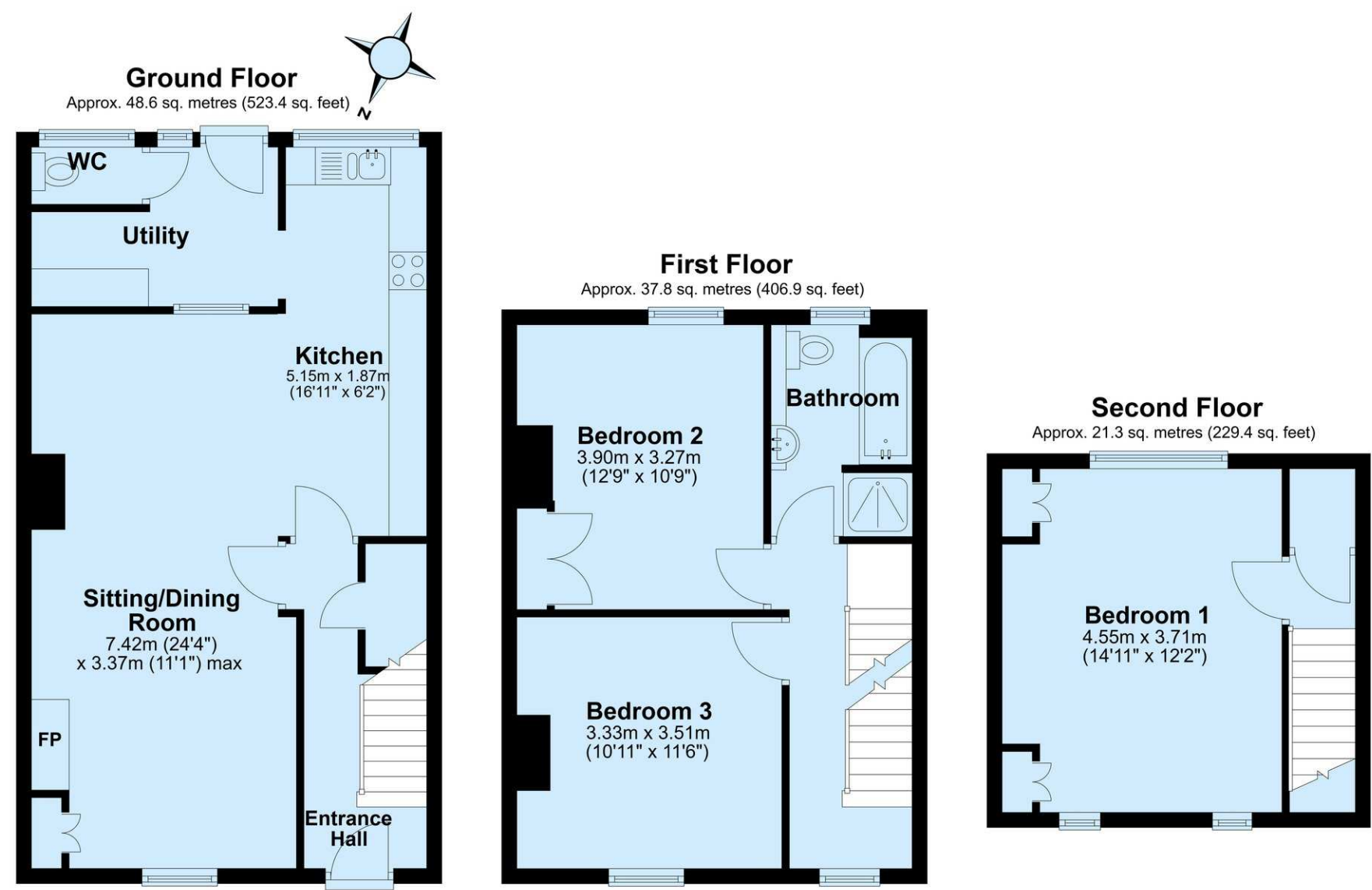
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 107.7 sq. metres (1159.6 sq. feet)

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