



CHI

7 LOWER WARREN

KINGSBRIDGE •

TQ7 1LF

7 LOWER WARREN

GROUND FLOOR

Entrance Hallway | Kitchen/Dining Area | Lounge/ Sitting Room | Snug | W/C

FIRST FLOOR

Bedroom 1 With Dressing Room And En-Suite | Bedroom 2 | Bedroom 3 |
Shower Room

SELF CONTAINED ANNEXE

Self Contained | Open-Plan Kitchen/ Dining/ Living Room | Bedroom | En-
Suite Shower Room

EXTERNAL

Private Driveway | Two Balconies | Patio With Steps Leading To Lawn | Utility |
Shed





“A spacious and versatile waterside property with stunning views, generous living areas and a self-contained annexe”...

7 Lower Warren Road is a beautifully arranged home that makes the most of its waterside setting, offering generous living space, flexible accommodation and excellent indoor-outdoor flow.

- Far-reaching water views from multiple rooms, balconies and garden
- Turn-key ready to move into
- A spacious self-contained 1-bedroom annexe on the lower ground floor
- The annexe has proven to be a successful holiday let with great income potential
- A large private driveway and useful outbuilding/utility area
- Convenient slipway nearby, ideal for boating and water sports enthusiasts
- Walking distance to amenities





On entering the property, you are welcomed by a spacious entrance hallway, along with a conveniently located ground floor W/C. To the left, a door opens into a well designed kitchen fitted with an extensive range of wall and base units, integrated appliances and dedicated space for a fridge/freezer. A breakfast bar leads seamlessly into the dining area. From here, bifold doors open onto the terrace, perfectly framing the water views. The layout continues into a large open-plan living space that comfortably accommodates several seating areas. A log burner adds warmth and character to the main sitting area, while further doors open onto the terrace, again taking full advantage of the outlook. Sliding doors connect this space to a cosy cinema room/ snug, ideal as a quiet retreat or media room.

The first floor provides three well-proportioned bedrooms. The principal suite is thoughtfully designed, with a dressing room leading through to the bedroom itself which affords water views. The bedroom benefits from an en-suite bathroom with a shower. Doors open onto a balcony, which is shared with the second bedroom. Bedroom two includes built-in storage and enjoys water views. Bedroom three also features fitted wardrobes. A separate shower room serves the remaining bedrooms on this floor.

On the lower ground floor, is a spacious self-contained one-bedroom annexe, offering excellent potential for guests, extended family or income generation. It comprises an open-plan kitchen, living and dining space with bifold doors opening onto a patio with water views. The shower room can be accessed both from the living area and directly from the bedroom, which also has doors onto the patio.

Externally, the rear garden is arranged with a patio area with steps leading down to a lawn, all positioned to enjoy the water views. To the front, the property benefits from a large private driveway providing ample parking, along with a separate outbuilding currently used as a utility area.





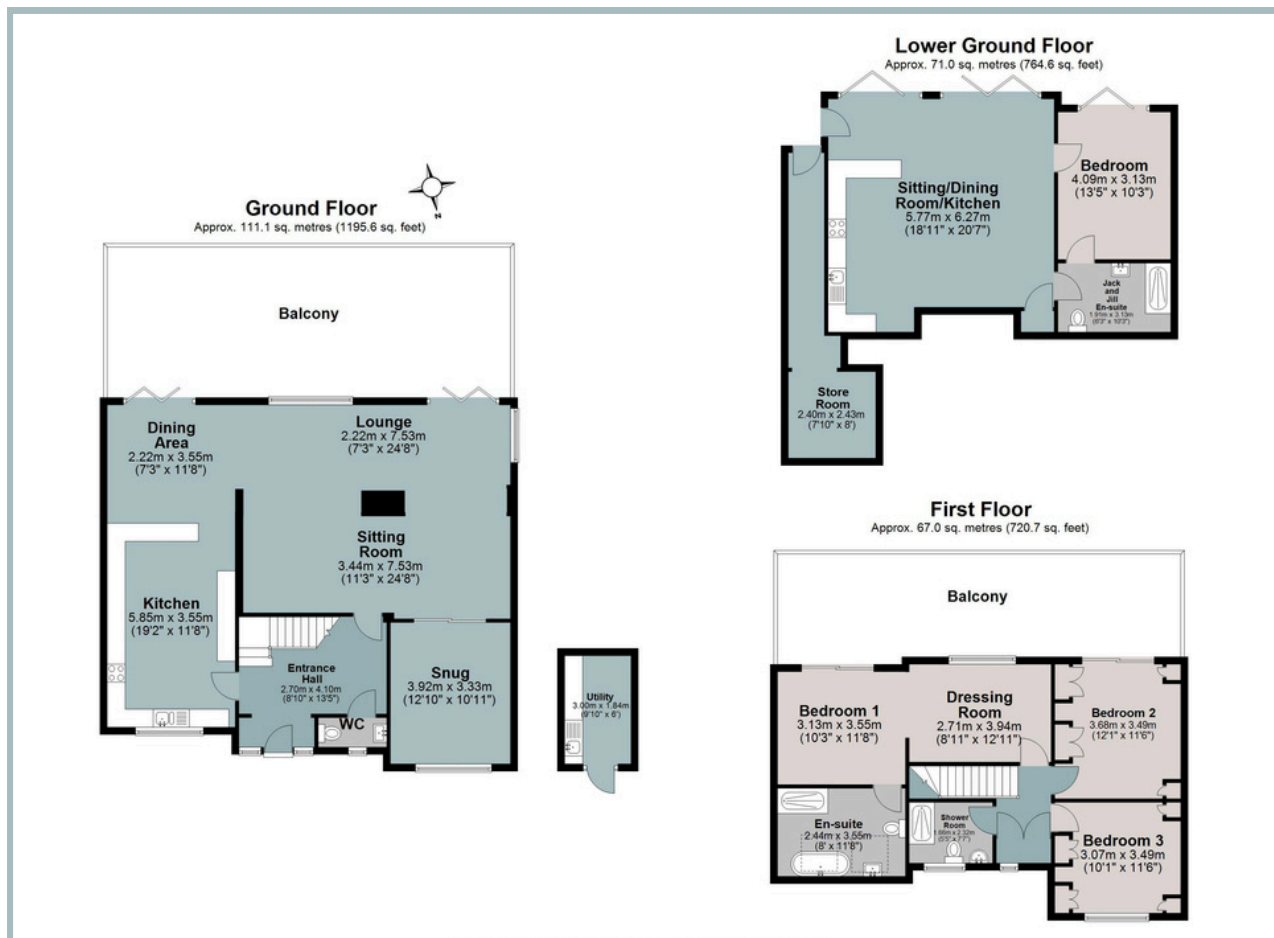
KINGSBRIDGE

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.

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



TOTAL APPROXIMATE AREA: 2680.9 SQ FT 249.1 SQ M



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

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

EPC: Current C (73) Potential C (80)

Viewings: Very strictly by appointment only

Directions: Head along the estuary from Kingsbridge quayside on Embankment road and the third road on your left will take you onto Warren Road. Take the first left onto Lower Warren Road and a short distance on the left hand side you will find No.7.

What Three Words: ///lectured.gazed.hounded

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



58 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk