



Connells

Russet Gardens
Kingsbridge



Property Description

This superb, bright and spacious three-bedroom detached bungalow is beautifully positioned at the top of the sought-after Applegate Park development in the popular market town of Kingsbridge. Designed with modern living in mind, the property offers stylish, high-quality accommodation throughout and benefits from excellent energy efficiency, helping to keep running costs low.

The welcoming large entrance hall provides a great first impression, complete with useful built-in storage. The property features three well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are serviced by a sleek family bathroom, fitted with a white suite and shower over the bath.

At the heart of the home is the impressive open-plan kitchen, sitting and dining area — a light-filled space ideal for both everyday living and entertaining. The stylish, well-designed kitchen includes a range of integrated appliances. A separate, bright study/sitting area offers excellent flexibility, with doors leading directly to the rear garden, making it ideal for home working or relaxation.

Externally, there is driveway parking for two to three vehicles leading to a garage, which includes an electric car charging point. South-facing rear garden, patio seating area and a summer house. A handy footpath gives direct access into Kingsbridge, with attractive distant glimpses of the Kingsbridge Estuary and Salcombe beyond. No Chain.

Entrance Hall

Composite door to the front aspect, large entrance hall with built in storage, loft access, radiator

Lounge

22' 2" max x 12' 7" max (6.76m max x 3.84m max)

Open plan lounge/diner/kitchen - double glazed window to the rear aspect, patio doors to the rear aspect leading to the rear garden, door access to study, two radiators

Kitchen

10' 11" max x 8' 11" max (3.33m max x 2.72m max)

Double glazed windows to the front and side aspect, modern fitted kitchen with wall and base units, one and half bowl sink and draining board with mixer tap, induction hob with extractor hood, built in double oven, integrated fridge freezer, washing machine and dishwasher

Study

15' 7" max x 6' 3" max (4.75m max x 1.91m max)

Double glazed windows to the rear and side, double glazed patio doors leading to the rear garden

Bedroom One

15' 7" max x 9' 6" max (4.75m max x 2.90m max)

Double glazed window to the side aspect, built in mirrored sliding wardrobes, radiator

En-Suite

Shower cubicle, concealed WC cistern, wash hand basin and vanity unit, extractor fan

Bedroom Two

10' 10" max x 8' 11" max (3.30m max x 2.72m max)

Double glazed window to the front aspect, radiator

Bedroom Three

10' 6" max x 9' 11" max (3.20m max x 3.02m max)

Double glazed window to the side aspect, radiator

Bathroom

Double glazed window to the rear aspect, bath with shower over, concealed WC cistern, wash hand basin and vanity unit, ladder towel rail

Rear Garden

Spacious rear garden with many fruit trees and flowering shrubs, laid to lawn, summer house and fully enclosed

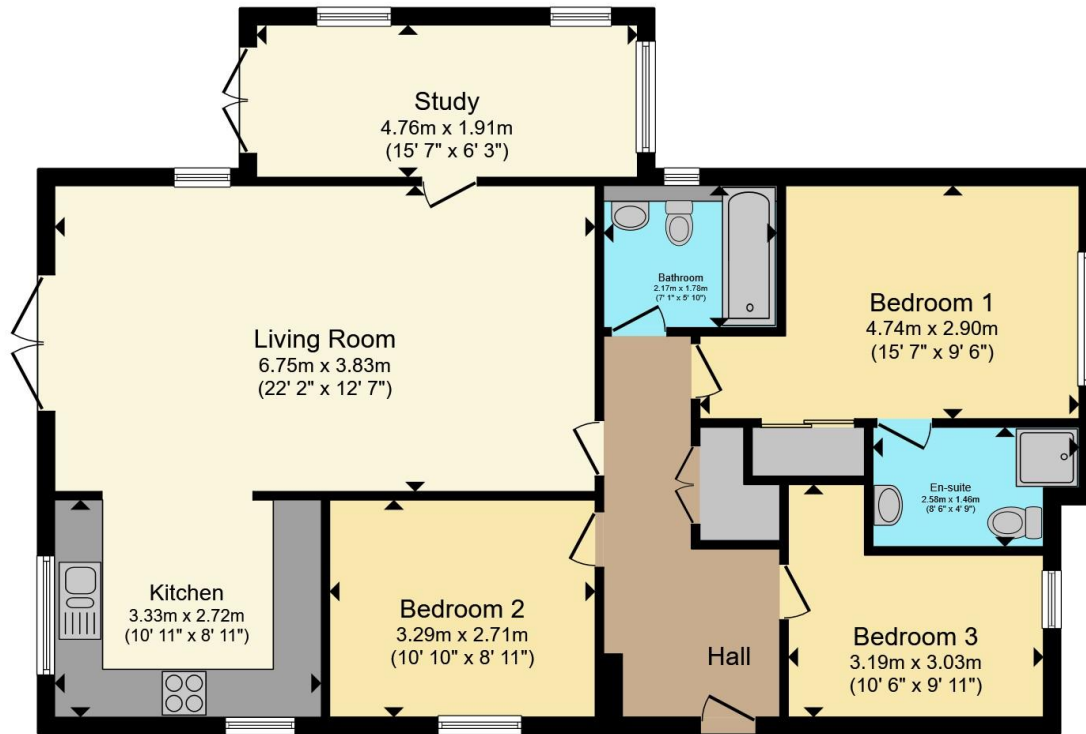
Driveway

Bricked driveway with parking for 3 cars and EV Charging Point

Garage

Up and over door





Total floor area 93.3 m² (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: B Council Tax
 Band: E

view this property online connells.co.uk/Property/IVY307115

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IVY307115 - 0002