



## 12 HOME FIELD WEST ALVINGTON

**£525,000**  
**FREEHOLD**

A well presented 3 bedroom property located in a quiet cul-de-sac, garage, parking, garden.



Located in a peaceful cul-de-sac, 12 Home Field is a well presented link-detached house offering a welcoming and bright living space, ready for immediate move-in.

The ground floor features a spacious living room with a log burner and French doors leading to the garden, creating a seamless flow between indoor and outdoor living. The kitchen/dining room comes with integrated appliances and additional doors to the garden, while the utility room offers convenient rear access. Throughout the ground floor is underfloor heating with Karndean oak-effect flooring adding comfort and style.

Upstairs, you'll find three well-proportioned bedrooms, two of which include built-in storage. The master bedroom benefits from an en-suite shower room. The separate family bathroom and landing, with loft access, provide further practical space and has radiator heating in the bedrooms.

Externally, the property offers off-road parking for two vehicles, side gate access to the rear garden, a front lawn with mature shrubs, and a single garage with electricity and rear garden access. The private garden, a true sun trap, is a peaceful retreat, perfect for enjoying throughout the day.

Additional benefits include solar panels and recent external redecoration. This property is ideal for a range of buyers and is ready to become a cherished home for its next owners, just as it has been for the current vendors.

Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Main electricity with PV panels fitted to the roof, mains gas, water and drainage.

EPC: Current B (85) Potential B (87)

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.

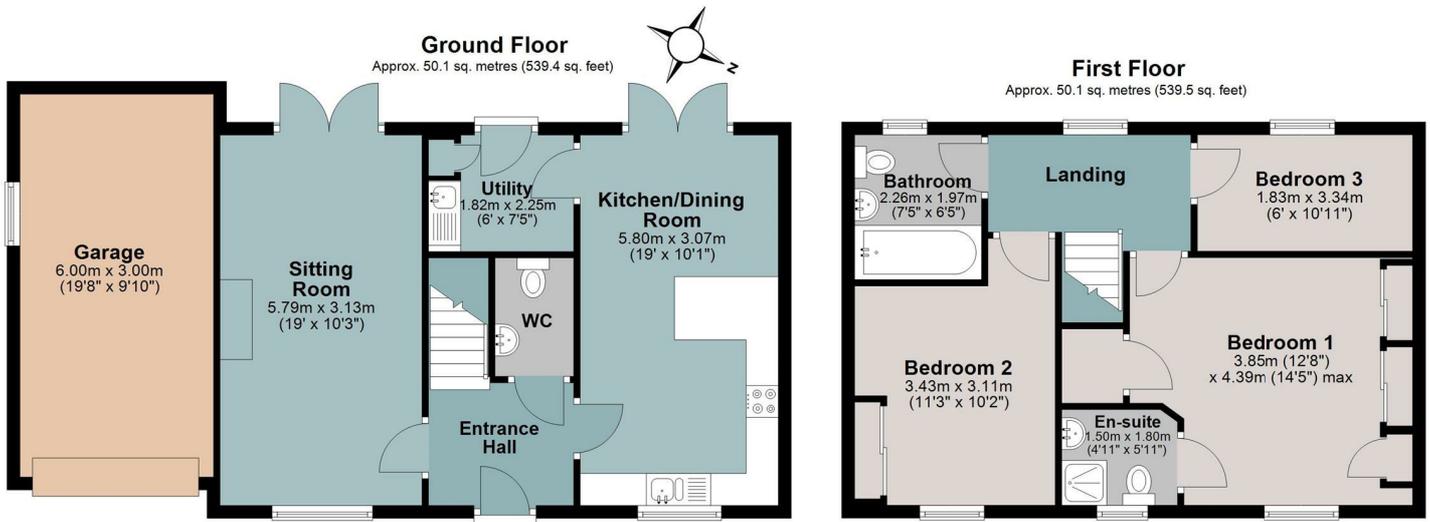
Directions: From the Quay in Kingsbridge take the Salcombe road passing the Filling Station on the left and first exit off the roundabout heading up the hill for half a mile. Continue past the West Alvington village sign and the entrance to Home Field is the first on the left.



**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.**





Total area: approx. 100.2 sq. metres (1078.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B      Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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