

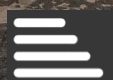




**Maple House, 15 Allotment Gardens**

Kingsbridge, TQ7

Guide Price £725,000

 4  3  2  B

## 15 ALLOTMENT GARDENS

### Kingsbridge, TQ7 1NT

#### Summary:

A beautifully presented detached four-bedroom home offering over 2,800 square foot of well-balanced, modern living, enjoying far-reaching views across Kingsbridge. Conveniently positioned close to the town, the property benefits from generous off-road parking, a double garage, and a low-maintenance garden, with bright and spacious accommodation throughout. A substantial home in a sought-after setting.

#### The Property:

A substantial and well-appointed detached home arranged in an upside-down configuration, designed to make the most of its elevated position and far-reaching views.

The property is entered via either the driveway or garden, with the main living accommodation positioned on the first floor. The kitchen/dining room forms the heart of the home, fitted with a comprehensive range of units and Mistral work surfaces, along with integrated Neff appliances including double oven, additional oven with warming drawer and electric hob, alongside an integrated Hotpoint dishwasher. A walk-in larder provides excellent additional storage.

From the internal hallway, there is access to a generous utility room with space and plumbing for appliances, a separate cloakroom, and the principal bedroom which benefits from an en-suite shower room.

The standout feature of this level is the impressive triple-aspect sitting room, offering an abundance of natural light and enjoying panoramic views—an ideal space for both relaxing and entertaining.

Stairs rise to the upper floor where there is a useful office space and a large additional room currently used as a games room, offering flexibility as a further bedroom if required. There is further access to roof space storage in the eaves.





On the ground floor, the entrance hall features a staircase with glass balustrade and a striking stained glass window. This level provides three further double bedrooms, two of which are served by Jack and Jill style bathrooms. There is also a versatile additional room currently used as a gym, with access to the garage, making it equally suitable as a home office or hobby space. The double garage benefits from an electric door and houses the oil-fired boiler. Externally, the property offers a private driveway providing off-road parking, along with an additional parking space. The main garden has been designed for ease of maintenance, with paved terraces, areas of decorative slate, and a pergola. A large sun terrace with glass balustrade takes full advantage of the views, with further potential to enhance the front elevation, subject to the necessary consents.

The property benefits from UPVC double glazing, oil-fired central heating, solar panels for hot water, and additional photovoltaic panels with 5kW battery storage.

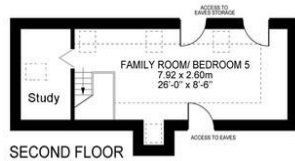
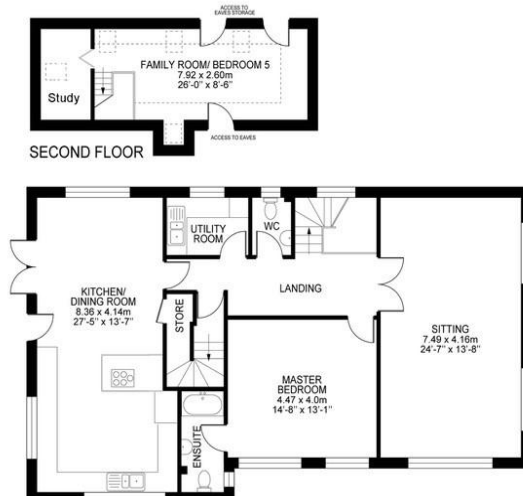
A versatile and spacious home in a sought-after Kingsbridge setting, offering flexible accommodation and impressive views throughout.

**The Location:**

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

**Further Information & Services:**

- Tenure:** Freehold.
- Council Tax Band:** Band F
- EPC Rating:** B
- Construction Type:** Standard construction
- Utilities:** Mains water, drainage and electricity. Oil fired boiler for hot water and heating. Solar panels for hot water and electricity with 5kw battery
- Mobile Coverage:** According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.
- Broadband Availability:** Fire optic broadband connected with speeds up to 1600 Mbps
- Flood Risk:** According to the Environment Agency, the property is in low risk flood zone.
- Planning or Development Issues:** None known
- Restrictive Covenants / Rights of Way:** None known



Approximate Gross Internal Area  
262 SQ.M/ 2820 SQ.FT  
(Not Including Garage or Outbuildings)

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate

**Disclaimer**

Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by the agent and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should be sought. Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	

6 The Anchor Centre, Bridge Street, Kingsbridge, TQ7 1SB

Tel: 01548856685

Email: sales@kingsbridgeestateagents.co.uk  
www.kingsbridgeestateagents.co.uk