

# SALWAY KINGSBRIDGE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# SALWAY

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Situated on a good size plot in a tucked away location, we offer to the market this immaculately presented, stylish and spacious detached bungalow. The property sits in a quiet, scenic part of town up a private driveway (which the neighbouring property and the Tennis Club have right of access over) and is only a few minutes walk to the Quay and all the amenities town has to offer.

The property boasts approximately 1891 sq.ft of accommodation (incl garage) and comprises open porch, hallway with built-in storage, large sitting room with wood burner, double windows giving views out to the side of the property and glazed doors through to the well-equipped kitchen/dining room. This is a great size room with plenty of white high gloss base units, a dual fuel Belling Range cooker, Bosch dishwasher, sliding doors opening to the garden and door through to the very useful utility room and cloakroom. There is a well-appointed family bathroom with both bath and separate shower plus a Jack and Jill shower room. The principal bedroom is superb with built-in wardrobes, window and glazed sliding doors opening to the covered terrace. There are 3 other doubles, one of which is currently set up as a home office.

The property is bound on all sides by decorative stone walling, painted walls and timber fencing, with you entering into the driveway through electric sliding gates. There is ample parking plus up and over door giving access into the integral garage. The property also owns an additional parking space in the grounds of the Tennis Club.

To the side of the property you go through wrought iron gates then along a paved pathway with planted borders on either side to the rear garden. There is a large covered terrace leading onto a timber decked seating area which would make a fantastic entertaining area. The slightly sloping garden is mainly laid to lawn with mature plants, shrubs, trees and bushes bordering the edges. At the top of the garden is a slate slab pathway through the shrubs up to a shaded wooded area with clearing in the middle, which would make an ideal secret garden/den. Plus there is a large summerhouse, ideal for extra storage and a shed at the top of the garden.

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.



# PROPERTY DETAILS

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## Property Address

Salway, Ebrington Street, Kingsbridge, Devon TQ7 1DE

## Services

Mains electricity, gas, water and drainage. Gas central heating. Two wired in fire alarms. Carbon Monoxide alarm. Burglar alarm. Dual fuel Belling Range cooker.

## EPC Rating - Band C

Current: 69, Potential: 79

## Council Tax - Band F

## Tenure - Freehold

## Authority

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

## Key Features

- Immaculately presented detached bungalow
- Stylish, modern interior
- Approximately 1891 sq.ft of accommodation (incl garage)
- Large plot with beautifully maintained gardens
- Covered terrace and decked seating area
- Gated entrance, garage and parking

## 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.

## Directions

From our office at the top of Fore Street, turn right and head down the hill on Duncombe Street, bear right into Church Street then when you reach the Antiques Centre turn left into Ebrington Street. Go past the turn to Saffron Park then just before you reach Derby Road the driveway for Salway (and the tennis club) will be found on your left-hand side.

## Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

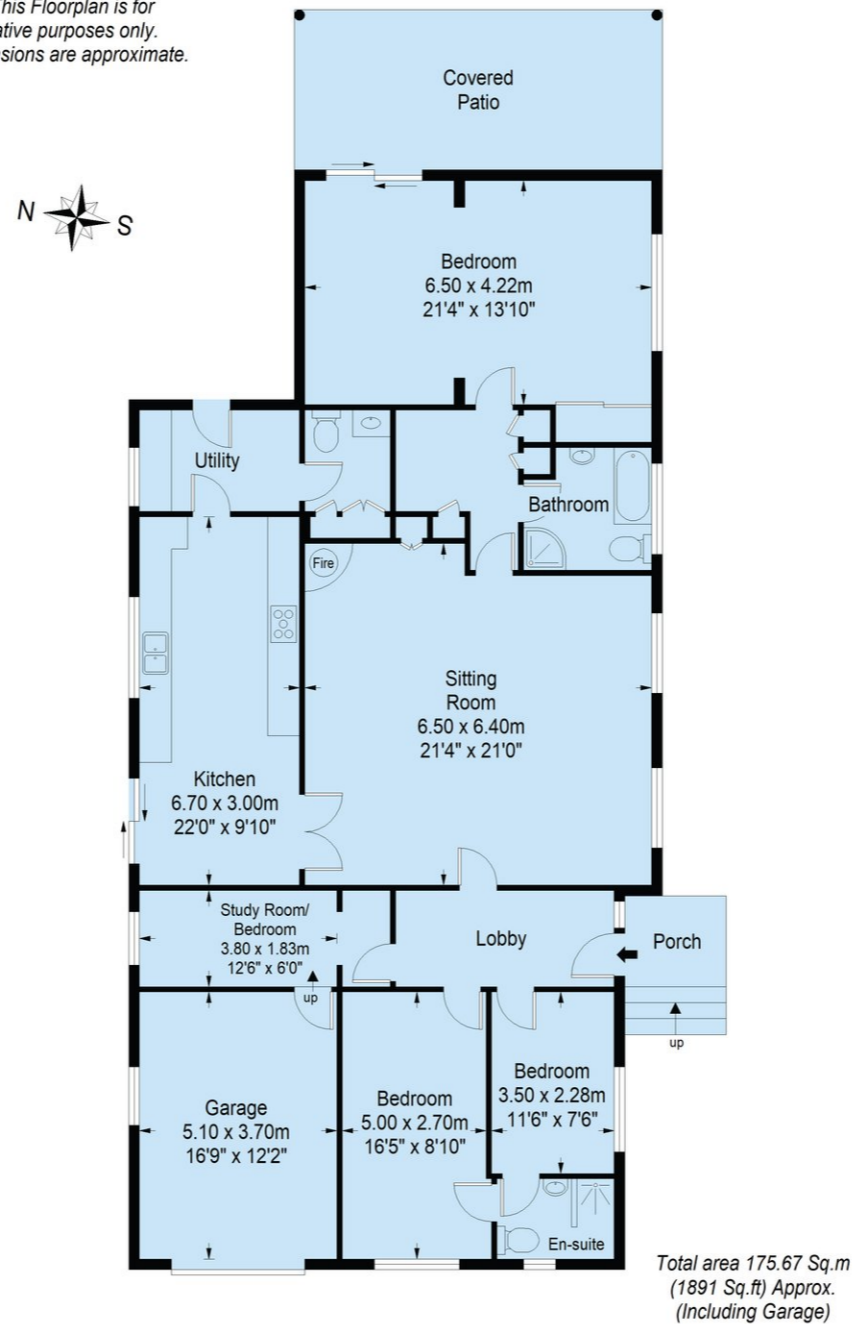
## Viewing

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



# FLOOR PLAN

*NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.*



IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

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