

76 WALLINGFORD ROAD KINGSBRIDGE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

76 WALLINGFORD ROAD

Description

Situated in a quiet residential setting, 76 Wallingford Road offers a spacious and thoughtfully designed home that balances comfort, practicality, and natural light throughout. This attractive property presents an ideal opportunity for families or buyers seeking generous living space both inside and out.

Upon entering, you are welcomed into a bright hall off which is a cloakroom, stairs to the first floor and a practical utility room. The hub of the house is the open-plan kitchen, dining and sitting area. This impressive space is enhanced by triple aspect windows and glazed doors that allow daylight to flood the room, creating a warm and inviting atmosphere. The layout comfortably accommodates a dining table and seating areas, making it well-suited for both relaxed family living and entertaining guests. Wooden laminate flooring runs throughout with underfloor heating. The kitchen is equally well-considered, featuring a modern design with fitted base and wall units in light, neutral finishes. A central breakfast bar with seating provides a casual dining option or a social hub for everyday use. The layout incorporates integrated appliances and a wide worktop area, making it highly functional for cooking and food preparation. A window above the sink brings in natural light while offering views towards the outside, further enhancing the airy feel of the room.

Upstairs, the property continues to impress with three generously proportioned double bedrooms on the first floor, offering flexible accommodation ideal for growing families, visiting guests, or home working. The well-appointed family bathroom comprises modern suite with bath and a separate shower cubicle—providing both style and functionality for busy routines.

On the top floor is the fourth spacious double bedroom. This nicely presented room benefits from a sloping ceiling and a skylight that bathes the room in soft natural light, while built-in storage ensures a clean, uncluttered finish. The contemporary en-suite shower room adds a further touch of luxury.

Externally, the property truly shines with its beautifully arranged garden. The outdoor space is thoughtfully landscaped across multiple levels, incorporating slabbed and gravel pathways, timber steps and decked areas. The garden offers both privacy and charm, with mature plants, flowers, and shrubs creating a tranquil retreat with year round colour. The spacious patio is an ideal space for outdoor entertaining or simply relaxing and enjoying the surroundings whilst listening to the nearby brook. To the front is the integral single garage with driveway parking to the side and the use of a shared parking area.

Overall, this property provides a rare combination of versatile living areas, and an attractive outdoor environment. Its light-filled rooms, practical layout, and appealing garden space make it a highly desirable home suited to modern living.

Situation

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.

Directions

what3words - budgeted.feast.downs

From our office on Fore Street turn right into Duncombe Street, go down the hill then turn left into Wallingford Road. As the road bends around to the right go straight on and you'll see the property on your left-hand side.



PROPERTY DETAILS

Property Address

76 Wallingford Road, Kingsbridge, Devon TQ7 1NB

Mileages

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

Services

Mains electricity, gas, water and drainage. Gas underfloor heating and radiators. Smart meter. Electric, power and light to the summer house. Solar panels. Private driveway parking and use of a shared parking area - when maintenance work is needed a 40% share of the cost is payable.

EPC Rating - Band B. Current: 88, Potential: 89

Council Tax Band - E

Tenure - Freehold

Authority

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

Key Features

- Superbly presented, detached family home
- Approximately 1734.6sq.feet of bright and spacious accommodation
- Triple aspect open plan, kitchen, dining, sitting room
- 4 double bedrooms (two with built-in wardrobes)
- Bathroom with bath and shower, en-suite shower room, separate cloakroom
- Utility room
- Beautifully planted, multi-level garden with large patio
- Garage, driveway parking and use of a shared parking area
- Level walk to the amenities of town

Fixtures & Fittings

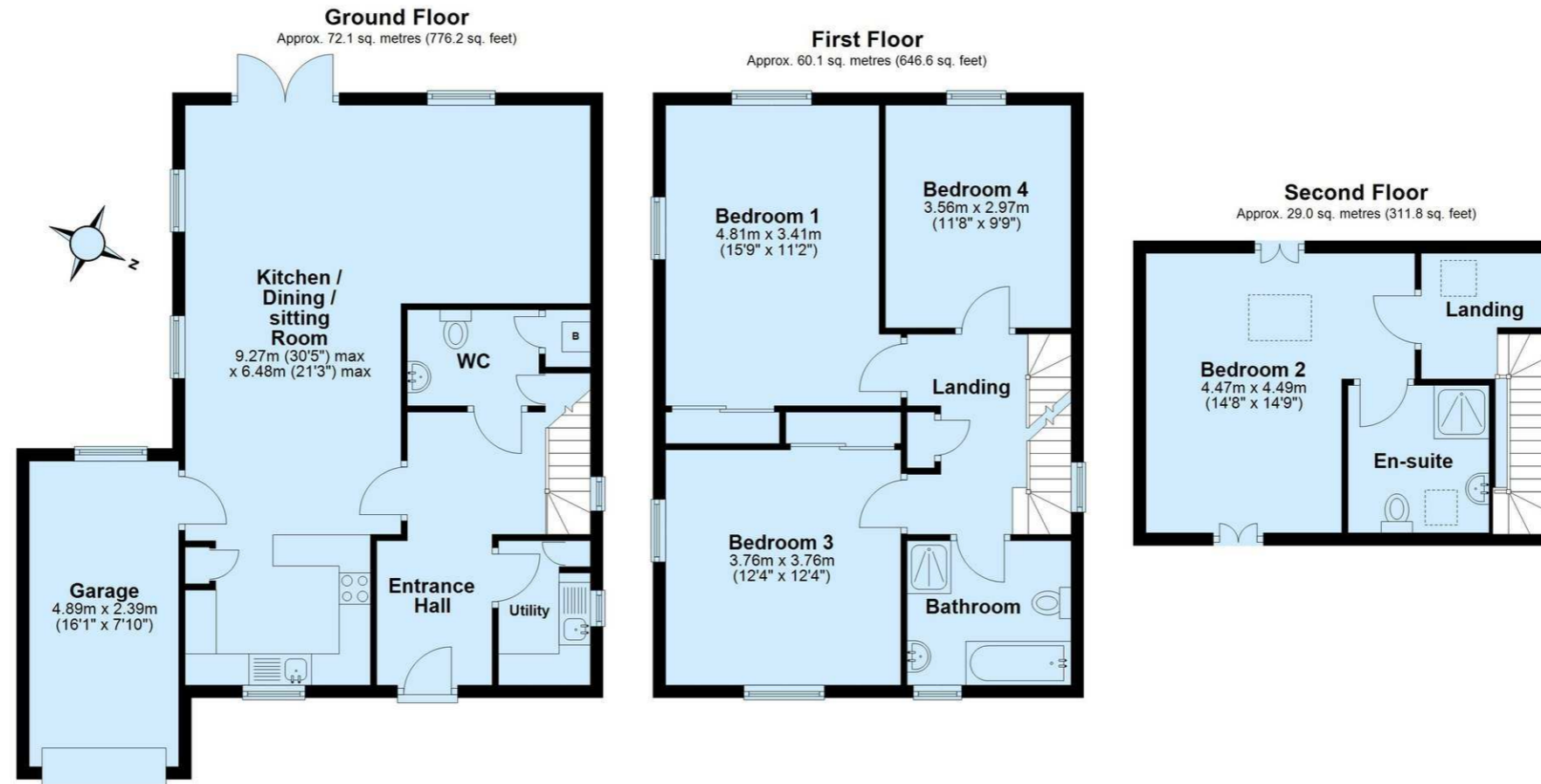
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 161.2 sq. metres (1734.6 sq. feet)

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

Prime Waterfront & Country House
01548 855590