



31 Scholars Walk

Kingsbridge, TQ7

Guide Price £340,000



31 SCHOLARS WALK

Kingsbridge, TQ7 1QL

Summary:

A well-presented modern 3-bedroom townhouse, ideally positioned just a short walk from the town centre, making it a great choice for anyone looking to enjoy convenient town living. The property also benefits from a charming garden, an allocated parking space to the rear and no onward chain.

The Property:

The front door opens into a welcoming entrance hall with wood laminate flooring and stairs rising to the first floor. On this level is a comfortable double bedroom overlooking the front of the property, featuring a sash window, useful under-stairs storage and an en-suite shower room fitted with a tiled corner shower, wash hand basin and WC.

On the first floor, the landing leads to the main living spaces. The kitchen/dining room enjoys a south-facing sash window with lovely far-reaching views across Kingsbridge and is fitted with a range of floor and wall units, an integrated electric oven and gas hob, with space for a dishwasher, washing machine and upright fridge/freezer. This is a bright and sociable room, ideal for everyday cooking and dining.

Also on this floor is the sitting room, a welcoming space with French doors opening directly onto the garden, wood laminate flooring and a decorative fireplace. A family bathroom completes the level, fitted with a white suite including a bath with shower attachment, wash hand basin and WC, along with an obscured sash window providing natural light.

The second floor offers two further bedrooms. The main bedroom enjoys views across Kingsbridge and has access to the roof space, while the third bedroom features a Velux skylight and a built-in airing cupboard housing the hot water cylinder.





Outside, the front of the property features brick paving and a timber veranda, creating an attractive entrance where the current vendors have placed a bench to watch the world go by. To the rear, accessed from the sitting room, is a patio area that's perfect for summer dining and space for a small shed. Beyond this, the garden is laid with shingle for easy maintenance with established flower and shrub borders. A gate leads to the rear parking area, where the allocated parking space is located.

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. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold with common managed areas. There is a £348 per annum service charge for communal areas, managed by L JL Property Management

Services: Mains electric, gas, water and drainage. Gas central heating.

Restrictions: Property cannot be used as a holiday rental. It is permitted for long term rentals or as a second home.

EPC Rating: C

Construction Type: Standard brick with slate roof.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast and Ultrafast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

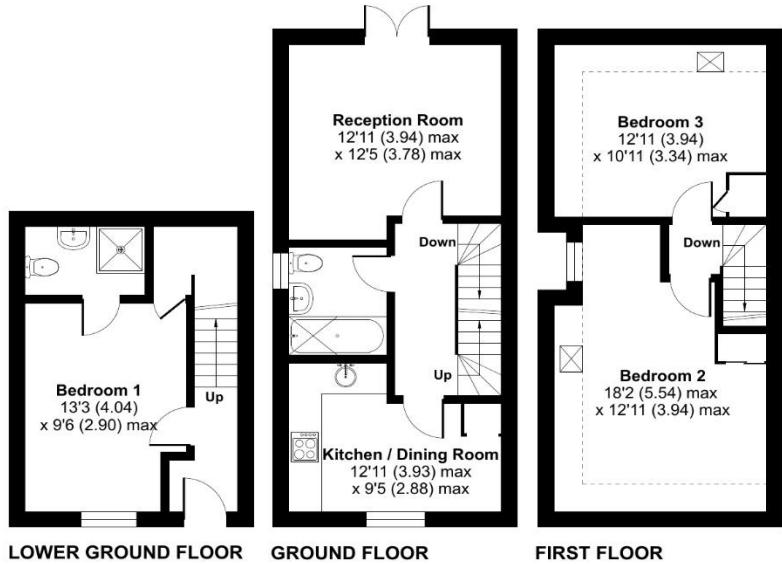
Planning or Development Issues: None Known

Scholars Walk, Kingsbridge, TQ7



Approximate Area = 909 sq ft / 84.4 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Total = 990 sq ft / 91.9 sq m
 For identification only - Not to scale

Denotes restricted head height



Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change.

Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating

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

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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