



37 Rack Park Road



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Kingsbridge, TQ7 1DQ

A chain free, well maintained three-bedroom house with garage and parking within walking distance of local amenities and schools.

- End of Terrace
- Kitchen & Separate Utility Room
- Family Bathroom
- Garage & Parking
- Freehold
- Sitting Room with Pleasant Views
- Three Bedrooms
- Large Garden
- Council Tax Band B

Guide Price £260,000

Rack Park is a favoured part of the town, being within a level walking distance of the centre of the town with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach.

An end of terrace property requiring a degree of updating. The accommodation comprises, entrance hall leading to kitchen, sitting room with sliding doors to a large garden, separate utility room also with access to the rear garden. The first floor landing leads to the family bathrooms and three bedrooms.

External benefits include a large garden which is mainly laid to lawn with a generous paved patio area and door to the garage which also has an adjacent parking space to the front aspect of the property.

Mains electricity, gas, water & drainage.

Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, O2, Vodafone and Three are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

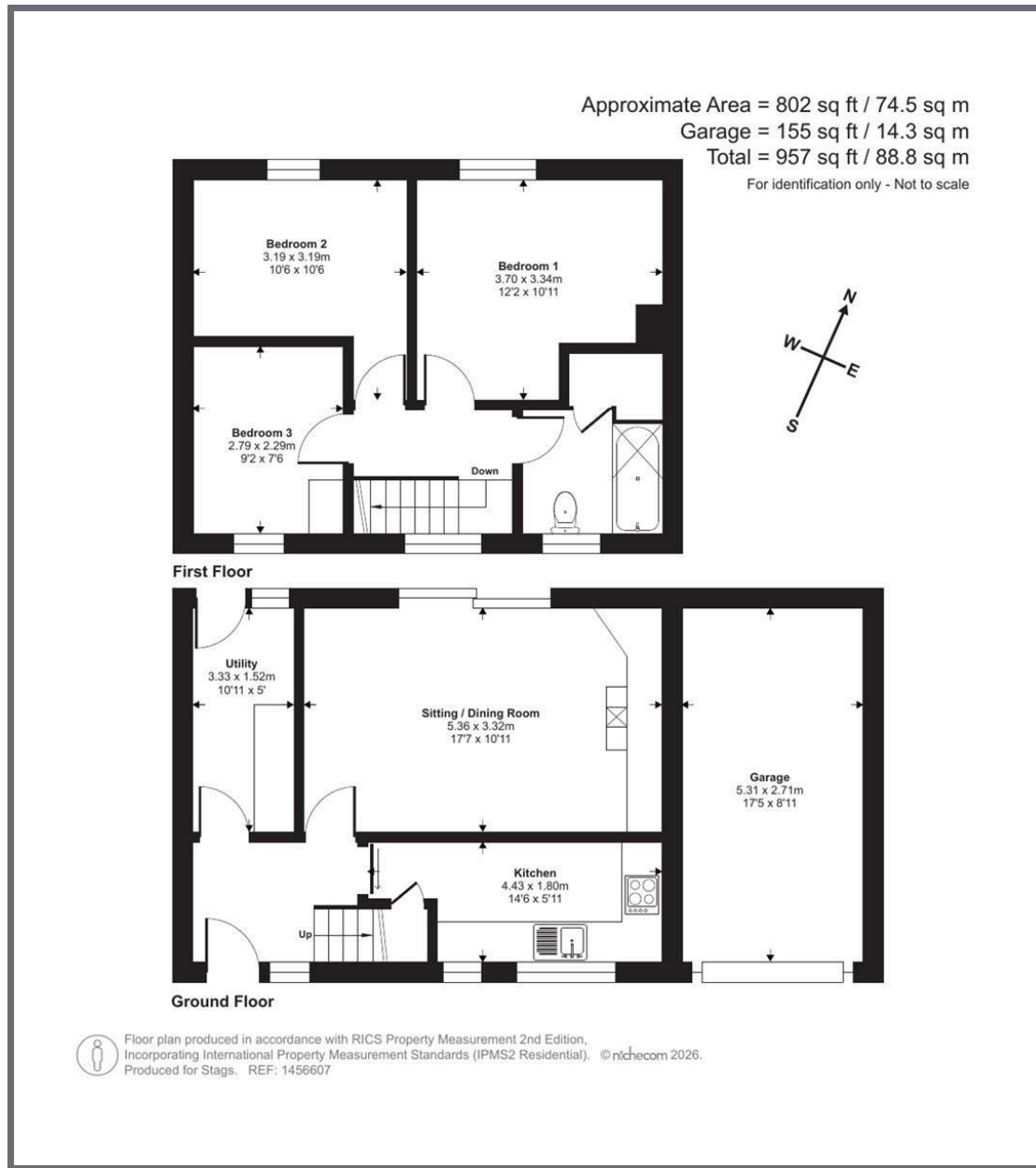


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	13	77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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