



Luscombe Maye
Since 1873

Vincents Road, Kingsbridge

Guide Price £385,000

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This well-proportioned four-bedroom semi-detached home occupies an elevated position within Kingsbridge, enjoying far-reaching views across the surrounding countryside. Offering approximately 1,255 sq ft of accommodation, the property combines generous living space with a versatile layout, private garden, driveway and integral garage offered with no chain .

Entering the property, a useful entrance area provides plenty of space for coats and shoes before leading through to the main accommodation. The living room is an excellent size, with a bay window creating a bright and welcoming space. Positioned beyond is a second reception room, currently arranged as a study, with French doors opening directly onto the rear patio. This creates a lovely connection between the house and garden and provides a flexible space equally suited to a home office, snug or additional sitting room.

The kitchen is fitted with a good range of contemporary units and offers ample worktop and storage space. Alongside is a generous dining area overlooking the rear garden, providing plenty of room for a family dining table and making this a particularly sociable part of the home. A convenient ground-floor WC completes the accommodation on this level.

Upstairs, the principal bedroom is particularly impressive in size and benefits from its own en-suite shower room. There are two further well-proportioned double bedrooms together with a fourth single bedroom, offering excellent flexibility for family life, guests or home working. The bedrooms are served by a separate family bathroom.

Outside, the rear garden offers a good degree of privacy, with a patio immediately adjoining the house providing an ideal space for outdoor dining and entertaining, while the remainder is predominantly laid to lawn and bordered by established planting. Side access provides additional practicality.

To the front, the property benefits from a driveway and an integral garage of an excellent size, providing valuable parking and storage.

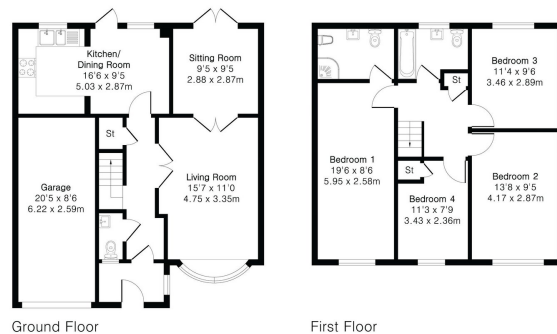


Approximate Gross Internal Area 1255 sq ft - 117 sq m
(Excluding Garage)

Ground Floor Area 578 sq ft - 54 sq m

First Floor Area 677 sq ft - 63 sq m

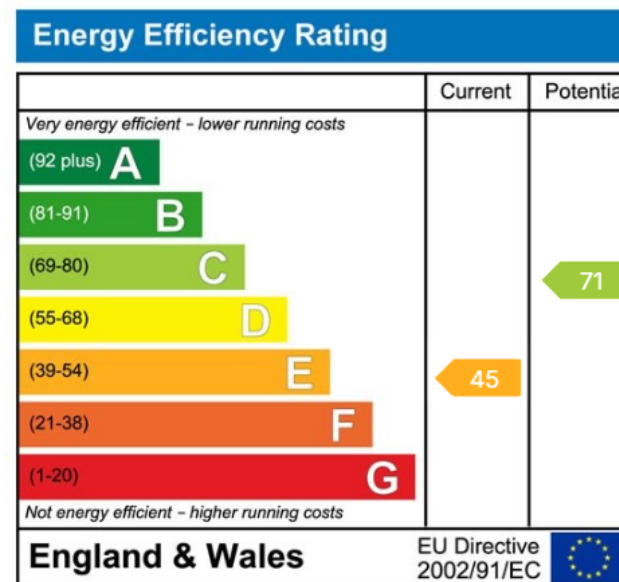
Garage Area 173 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



- Four Bedroom Home
- Elevated Position
- Countryside Views
- Two Reception Rooms
- Principal Bedroom with En-Suite
- Driveway Parking
- Integral Garage
- No Chain
- Generous Garden



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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