



## Linhey Close, Kingsbridge

Price £405,000 Freehold

An immaculate detached three bedroom family home situated in a much sought after area within walking distance of the quayside and town centre. The light and airy split level accommodation briefly comprises an entrance hall, sitting room, kitchen/dining room, three bedrooms and two bath/shower rooms. A bedroom balcony offers distant countryside views and glimpses of the estuary.

The property also benefits from a detached garage and beautifully manicured gardens with summer house and greenhouse.

The attractive market town of Kingsbridge with its friendly and welcoming community has a wide range of independent shops, two supermarkets, pubs, restaurants, a leisure centre with pool, cinema, churches and a local hospital. Small craft can be moored on the adjacent estuary subject to availability. The neighbouring towns of Salcombe, Dartmouth and Totnes are all a short drive away, as is the beautiful South Devon coast with its many beaches.



A double glazed door with side panel leads from the covered entrance into the

### Entrance Hall

With window to the side, stairs to the upper ground floor, door to the cloakroom and two glazed panels and door leading to the

### Sitting Room

A light and airy room with two windows overlooking the front garden, contemporary flame effect electric fire and an attractive timber staircase leading to a half landing with door to the kitchen and turning to the first floor.

### Cloakroom/Shower Room (Ground Floor)

A half tiled room with obscured window to the side and fitted with a glazed shower cubicle with Mira electric shower and a white suite comprising pedestal wash hand basin and WC. There is also a shaver point/light, mirrored cabinet, wall mirror and radiator.

## Upper Ground Floor

### Kitchen/Dining Room

A spacious double aspect room with door to the rear garden and windows giving delightful garden views. The kitchen area is fitted with a matching range of timber wall and floor units with roll edge work surfaces, tiled splashbacks, a one and a half bowl stainless steel sink unit plus provision for a cooker, fridge freezer and washing machine. A built in cupboard and shelving unit provide additional storage space and a further glazed door leads to a side path giving access to the front and rear gardens.

### Bedroom Three (Upper Ground Floor)

A double bedroom with windows to the side and rear and a built in double wardrobe.

### First Floor Landing

A generous landing area with door to rear roof space, access to the loft above and doors to bedrooms and bathroom.

### Bedroom One

A sunny, double bedroom with built in wardrobe and window and door opening onto a balcony with views over distant countryside and glimpses of the estuary.



## Bedroom Two

Another double bedroom with windows to front and side aspects and a built in wardrobe.

## Bathroom

A half tiled bathroom with obscured window to the side and fitted with a white suite comprising a panelled bath, pedestal wash hand basin, WC, mirrored cabinet, wall mirror and airing cupboard with hot water cylinder and immersion heater.

## Garage

A detached garage with cantilever door, power and light. A small storage room accessed from a side door houses a Vaillant gas boiler providing domestic hot water and central heating.

## Outside

The front garden is mainly laid to lawn with well stocked flower beds and an established palm tree. To the left, a gated path leads to the rear garden. A gate to the right leads to a storage area behind the garage with a metal garden shed. Several steps lead up to a beautifully landscaped and maintained rear garden with a wide range of plants and shrubs, a greenhouse and a pond. A path leads along the rear of the house to a patio by the dining room door and steps lead up to a lawn with further flower beds and a timber summer house with seating area in front.

## Services

Mains water and drainage, gas and electricity.

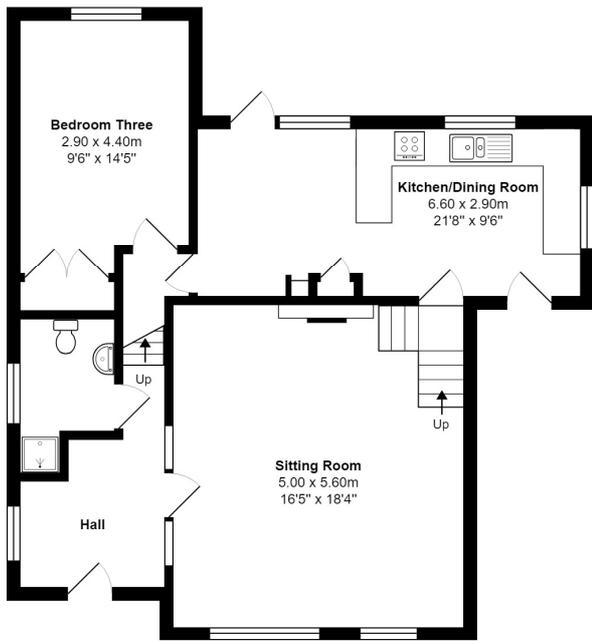
## Council Tax

Council Tax Band E (South Hams District Council)

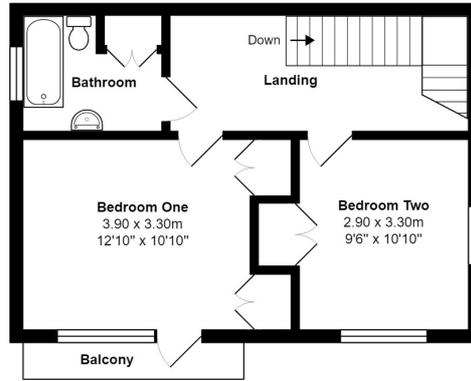
## Energy Rating

EPC Band C

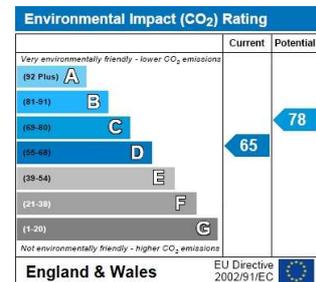
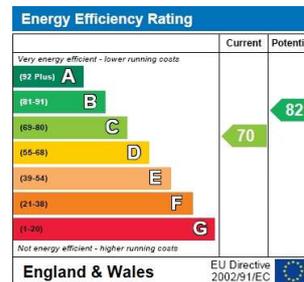
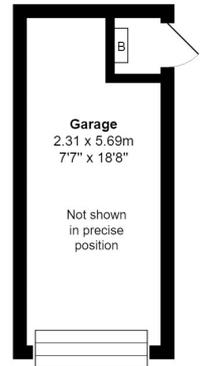




**Ground Floor**



**First Floor**



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.