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Jean Goodman Ltd



Belle Cross Road, Kingsbridge

Price £399,000 Freehold

A spacious and much improved property in an elevated position with glorious views over some of the most beautiful countryside in the South Hams. Located on the very edge of Kingsbridge this light and airy property comprises a large entrance hall, dining/living room, kitchen/breakfast room, first floor sitting room, four bedrooms, one of which is en suite, family bathroom and a utility room. The large garage and parking space are at road level and there is ample garden space both at the front and to the rear.

Plans for a substantial extension are available on request.

The popular market town of Kingsbridge lies at the head of the Kingsbridge Estuary and within a short drive of the beautiful South Devon coast. It has a good range of independent shops, two supermarkets, a variety of pubs and restaurants, a leisure centre and churches of most denominations. Health care is well provided for by a large medical practice and local hospital. A primary school is within a short walk and Kingsbridge Community College, which is less than a mile away, is held in very high regard.

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Being built on a hillside, the property is approached from road level, past the garage and up a flight of steps to a terrace at the front. Pause here to take in the panoramic rural views before entering the glazed porch with tiled floor. A step up and the glazed front door leads to the

Hallway

A long and slightly L shaped hall with recessed lights, smoke detector, radiator and stairs to first floor with cupboard under. Doors lead to other rooms.

Dining Room 3.8m (12'6") Plus Bay x 3.66m (12'0")

This is a light and airy room at the front of the house with a bay window providing wonderful views over the valley below. It has spot lights, a radiator and the timber effect laminate flooring which continues through glazed double doors to the

Kitchen/Breakfast Room 5.05m (16'7") x 3.65m (12'0")

The breakfast area has ample space for a table, recessed ceiling lights, two radiators and french doors to the side elevation giving access to an area of decking, ideal for al fresco dining.

The kitchen area, with a tiled floor is fitted with a contemporary range of wall and floor units with roll edge work surfaces with tiled splashbacks, one and a half bowl sink unit with mixer tap, four burner gas hob with stainless steel extractor hood and built in electric oven. There is space for a dishwasher, and a window and glazed door lead to the rear garden.

Bedroom Two 3m (9'10") x 2.97m (9'9") To Wardrobe

A double bedroom with a range of fitted wardrobes with sliding doors to one wall. The south facing window offers great views over the countryside opposite.

Bedroom Three 3.07m (10'1") x 2.77m (9'1")

Another double bedroom with window to the side and radiator

Bedroom Four 2.54m (8'4") x 2.31m (7'7")

This is a single bedroom with window to the side and radiator, and is currently fitted with a cabin bed with workstation/homework space below.

Family Bathroom

A tiled room with two obscured windows to the rear and fitted with a white suite comprising a panelled bath with shower attachment, close coupled WC and a pedestal wash hand basin with mirror over, light and shaver point, a ladder style heated towel rail.

First Floor

Sitting Room 5.88m (19'3") Max x 5.8m (19'0")

The front wall is entirely glazed with French doors and a Juliet balcony, all of which make the most of the stunning and panoramic views over the valley and rolling countryside beyond. An additional velux window provides further light to the rear of the room and storage space is built in under the eaves. There is also a fire surround with gas fire, radiator and TV point. A door leads to the

Master Bedroom 4.7m (15'5") x 3m (9'10")

With a window overlooking the rear garden and fields beyond, a range of wardrobes is fitted under the eaves to the full length of one wall. There is also a radiator and a door leads to the



En Suite

Having tiled walls, a Velux window and fitted with a white suite comprising a panelled bath with shower attachment and glass shower screen, pedestal wash hand basin with mirror over with light and shaver point extractor fan and a useful shelf.

Returning to the Ground Floor

Utility Room

Accessed via a path along the rear of the house, the utility room has a tiled floor and small window, with a Worcester gas boiler supplying domestic hot water and heating, and space and provision for a washing machine and drier.

Garage

A large enough garage for two small cars with cantilever door and power.

Outside

One good parking space is set in front of the garage and the elevated front garden on two levels is mainly laid to lawn with shrub beds and trees on the boundary. A concrete terrace provides space to relax immediately in front of the house, and the delightful countryside opposite can be enjoyed from all three levels. The rear garden can be reached by paths on either side of the house, one of which incorporates a spacious area of decking conveniently situated adjacent to the kitchen/breakfast room. The rear garden is again mostly laid to lawn with paths and shrub borders and a timber shed. The outlook to the rear is over further farmland.

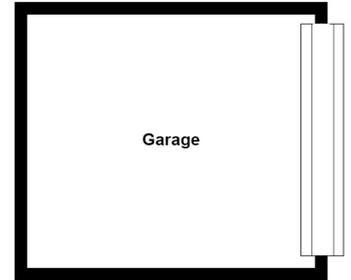
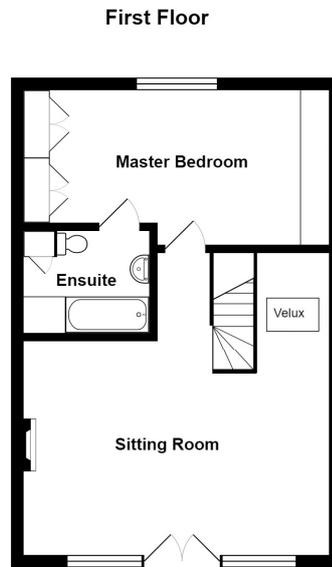
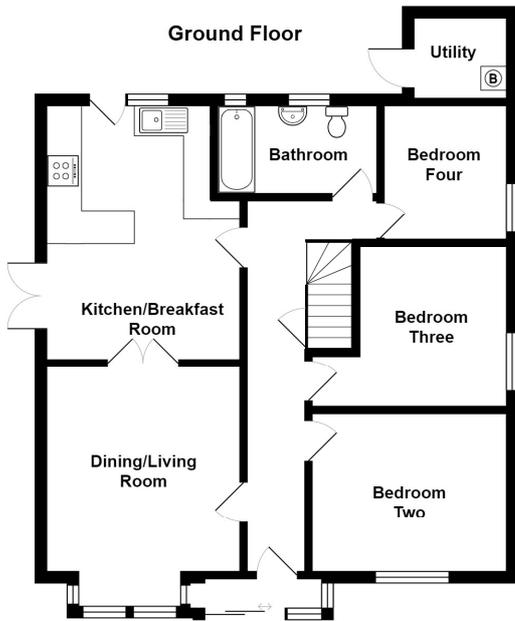
Services

Mains electricity, gas, water and drainage.

Council Tax

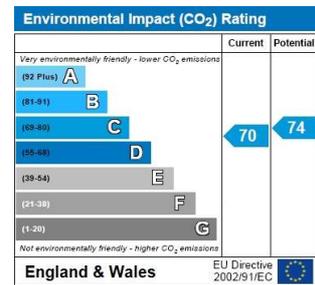
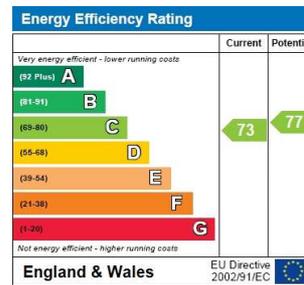
Council Tax Band E





Facing south with spectacular views

Total Area: 162.4 m² ... 1748 ft²



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.