

jean
goodman

Jean Goodman Ltd



Windsor Road

Kingsbridge

A charming and quirky Victorian three bedroom family home with parking space close to the town centre. We are told that part of the building was used as the post office for Dodbrooke village before it became part of Kingsbridge. Although modernised, in some ways this property retains a feel of the period with sash windows and an open fire, and briefly comprises a ground floor entrance hall, stairs up to a cloakroom, a first floor sitting room, kitchen/dining room and third bedroom, stairs up to a cloakroom/utility room, two second floor bedrooms and a shower room. FOR SALE WITH NO ONWARD CHAIN.

Price £165,000 Leasehold

109 Fore Street Kingsbridge Devon TQ7 1AB

Tel: 01548 857 422 | Email: sales@jeangoodmanstates.co.uk

www.jeangoodmanstates.co.uk



Being a town centre property, a very useful asset is the dedicated parking space which is a few yards from the property.

A timber front door leads into the

Entrance Hall

With low level wood panelling, coat hooks, electric meter and stairs to a half landing. This has a door to the WC, with integral basin, and extractor fan. Further stairs lead to the

First Floor Landing

With stairs upwards, storage heater, smoke detector, and doors to other rooms.

Sitting Room 4.06m (13'4") x 3.39m (11'1")

A homely space with sash window with shutters to the front and an open fireplace with timber surround. Gas point (currently not in use).

Kitchen/Dining room 4.3m (14'1") x 3.23m (10'7")

The kitchen area is well fitted with a matching range of floor units with timber work surfaces, one and a half bowl stainless steel sink unit with mixer tap and space for a gas cooker. The dining area has a sash window with shutters to the front and ample space for a table.

Bedroom Three 2.85m (9'4") x 2.61m (8'7")

This is a good sized bedroom with a sash window with shutters, and an electric storage heater. It is currently used as an office.

Stairs from the landing lead to a further half landing with door to a

Cloakroom/Utility

Fitted with a wash hand basin atop a stand, WC, a mirrored wall, two Velux windows, exposed roof beams and plumbing for a washing machine.

Second Floor Landing

With a small loft hatch, Velux window, exposed roof beams and doors to other rooms.

Bedroom One 4.49m (14'9") x 2.63m (8'8") Max

A double bedroom with sash window to the front, Velux window, airing cupboard with hot water tank and immersion heater and exposed roof beams.

Bedroom Two 3.75m (12'4") x 2.56m (8'5")

A second double bedroom with sash window, Velux window and exposed roof beams.

Shower Room

Fitted with a white suite comprising shower with deep tray and shower screen, wooden panelled surround and tiled splashbacks, wooden shelf with cupboard below, Victorian style pedestal wash hand basin and heated towel rail. Velux window and exposed beams.

Outside

The property occupies a corner plot. To the front is a low stone wall and iron railings enclosing a small area suitable for pot plants or a bench. A dedicated freehold parking space is just a few yards away.

Services

Mains water, drainage, gas and electricity.

Tenure

The property is leasehold, the lease being 199 years from 1987.

Council Tax

Council Tax Band C

EPC

Energy Rating E



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.