

jean
goodman

Jean Goodman Ltd



Cookworthy Court
Kingsbridge



Price £190,000

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This unusual two bedroom cottage with small and easy to maintain garden space is conveniently situated less than 200 yards from Fore Street, close to Tesco supermarket and has the added benefit of a garage. The accommodation comprises a large hallway and kitchen/breakfast room on the ground floor and a living room two bedrooms and a shower room on the first floor.

The market town of Kingsbridge is situated at the head of the Kingsbridge Estuary a short drive from Totnes, Dartmouth and Salcombe and within easy reach of the beautiful South Devon coast. The town has two supermarkets, a good range of independent shops, good leisure facilities, excellent schools, a local hospital and churches of most denominations..

The front door is approached through an archway which leads to a visitors parking area and garages.

Entrance Hall

A spacious hall with stairs to the first floor, large under stairs cupboard, coat hooks and a glazed door to the

Kitchen/Breakfast Room 4.77m (15'8") x 3.1m (10'2")

A light room with south west facing window and partly glazed door to the rear garden. The kitchen area is fitted with a matching range of wall and floor units with granite effect roll edge work surfaces, tiled splashbacks with spaces for an electric cooker, fridge and washing machine. The kitchen has a wall mounted gas boiler and a Baxi Slimline gas heater and provides ample space for a family sized dining table.

First floor landing

Access to the loft space, airing cupboard with shelving and electric heater, doors to other rooms.

Living Room 4.78m (15'8") x 3.05m (10'0")

A well proportioned room with two south west facing windows, a fitted gas fire, TV point and telephone point.

Bedroom One 3.07m (10'1") x 2.69m (8'10")

A double bedroom with window to front and Baxi Brazilia Slimline gas heater.

Bedroom Two 2.17m (7'1") x 1.97m (6'6")

A single bedroom with window to the front and Baxi Brazilia Slimline gas heater.

Shower Room

The shower room has a ceramic tiled floor and is fitted with a walk in shower with Mira electric shower unit, pedestal wash hand basin with mirror above, WC, wall mounted electric heater and extractor fan.

Garage

The garage with cantilever door, power and light also houses the gas and electric meters.

Outside

The property is approached from the rear past a small area of garden enclosed by a low stone wall and mostly laid to lawn with flower and shrub beds. Through an archway to the front of the building is the visitors car park and the approach to the integral garage and front door.

Services

Mains water and drainage, gas and electricity.

Council Tax

Council Tax Band C

Energy Efficiency

EPC Band D.



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.