

jean
goodman

Jean Goodman Ltd



Devon Square
Kingsbridge



Price £170,000



109 Fore Street Kingsbridge Devon TQ7 1AB
Tel: 01548 857 422 | Email: sales@jeangoodmanstates.co.uk
www.jeangoodmanstates.co.uk



A refurbished two bedroom Grade II listed cottage with parking space for several vehicles a few yards from Kingsbridge town centre and the quayside. The accommodation comprises an open plan living room/kitchen, shower room, utility room and two double bedrooms.

Located at the lower end of the town centre, this property is a short level walk to the shops, market place and water front. The popular market town is situated at the head of the Kingsbridge Estuary and has a good range of independent shops, two supermarkets, restaurants, pubs, a cinema, leisure centre with pool, medical centre, local hospital, library, excellent schools and churches of most denominations. The estuary, which is only a few yards from this property, is popular with boat owners and offers moorings, slipways and direct access by water to the sea. The neighbouring coastal towns of Dartmouth and Salcombe are within easy reach, as are the many beautiful beaches of the South Devon coast.

A partly glazed stable door leads to the

Open Plan Living Room/Kitchen

A light and airy space with two sash windows with window seats to the front aspect and timber effect laminate flooring, recessed ceiling lights and an electric panel heater, stairs to the first floor and a cupboard below. The kitchen area is fitted with a matching range of light oak wall and floor units with granite effect work surfaces and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, inset ceramic hob with stainless steel hood and built in electric oven below plus an integrated fridge freezer. Two steps lead down to the

Utility Room

With recessed ceiling lights, window to the side aspect and partly glazed door giving access to the garden, the utility room has a work surface with provision for washing machine and tumble dryer. The floor tiling, with underfloor heating, extends through a door to the

Shower Room

Also with recessed ceiling lights, the shower room is fitted with a tiled corner shower unit, WC, pedestal wash hand basin with mixer tap, tiled splashback, glass shelf and mirror with light above, a heated towel rail and under floor heating. A small window overlooks the garden.

Stairs lead up from the Living Room to the first floor accommodation.

Bedroom One

A good sized dual aspect double bedroom, wall mounted electric panel heater.

Bedroom Two

Another double bedroom with window to side, fitted wardrobes and wall mounted panel heater.

Store

A single storey slate roofed lean to structure with window providing useful storage space and further store for dustbins etc.

Outside

Approaching from the front is a communal area of grass with shrubs and trees and a small paved front garden. A timber gate leads to the main outside area which is at the side of the property. It has a small paved patio and is otherwise entirely gravelled providing parking space for several vehicles and with potential to create a sunny and private garden. A pair of high timber gates give vehicular access to Lower Union Road.

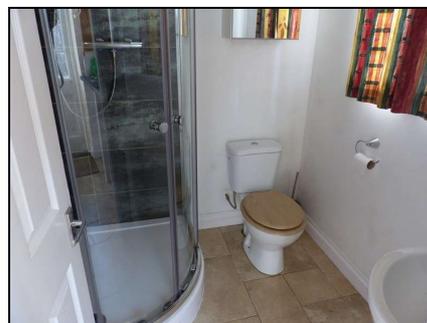
Services

Mains water and drainage, electricity.

Council Tax

Council Tax Band C (South Hams District Council)

No EPC required



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.