



Kenwith Drive, Kingsbridge

£240,000 Freehold

A well presented three bedroom family home in a popular area within walking distance of Kingsbridge town centre with double glazing, gas central heating and a garage. The accommodation comprises an entrance hall, sitting room, dining room, kitchen, cloakroom, three bedrooms and bathroom.

The popular market town of Kingsbridge 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 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 front door leads to the

Entrance Hall

With spotlights, coat hooks, and door to the

Cloakroom

Fitted with a WC and wash hand basin and having an obscured window to the front elevation.

Dining Room

Accessed from the entrance hall, the dining room has a window overlooking the front garden, timber effect Karndean flooring, ample space for a family sized dining table, stairs to the first floor, a door to the kitchen and door to the

Sitting Room

This is a light and airy room with south facing window to the rear and doors opening directly onto a large decked patio.

Kitchen

Accessed from the dining room, the kitchen has a window to the front aspect and under stairs cupboard. A bright room, the kitchen is fitted with a good range of wall and floor units with granite effect work surfaces, a one and a half bowl stainless steel sink unit with mixer tap and attractive tiled splashbacks, cooker with gas hob and electric oven below and hood above, plumbing for a washing machine and room for a fridge freezer. There is also a Worcester gas combi boiler for central heating and domestic hot water.

First Floor Landing

One wall is fitted with a range of full height wardrobes with shelving and hanging space, with one wardrobe being adapted to accommodate a tumble drier. There is access to the loft and doors to other rooms.

Bedroom One

A double bedroom with window to the rear giving far reaching views across the town to countryside beyond and a large alcove with fitted cupboard.



Bedroom Two

Another double bedroom with built in wardrobe under the eaves and window to the front giving attractive rural views.

Bedroom Three

A good sized single bedroom with views to the south.

Bathroom

A fully tiled bathroom with obscured window, panel bath with mixer tap, shower over and glass shower screen, stylish wash hand basin mounted atop a cabinet, WC and ladder style heated towel rail.

Outside

The front garden is reached by four steps and is laid to lawn with a concrete path and small wall to screen the refuse bins. A large decked area extends from one side of the property to the rear, and the remainder of the rear garden, which is surrounded by a rendered block wall with a timber rear gate, is laid to lawn.

Garage

The garage, with cantilever door is situated in a block a few yards from the rear gate.

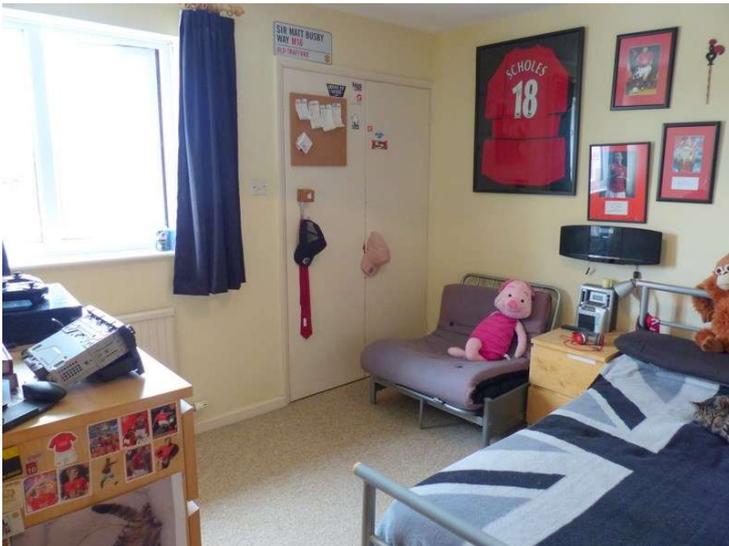
Services

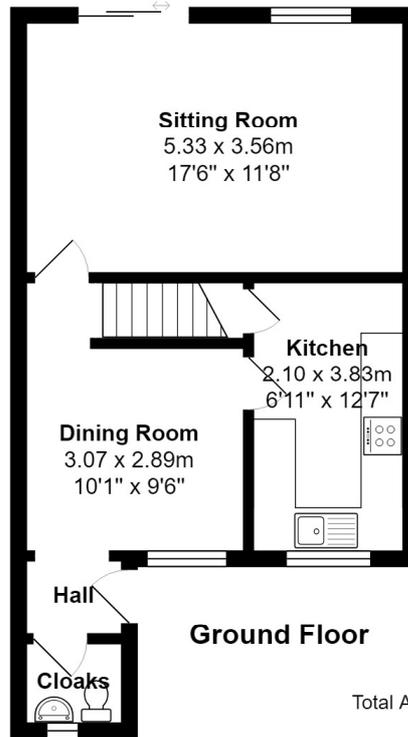
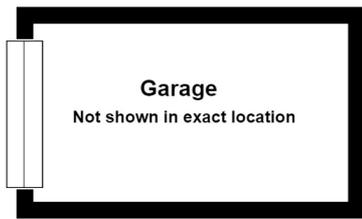
Mains water and drainage, gas and electricity. (Gas central heating)

Energy Rating D

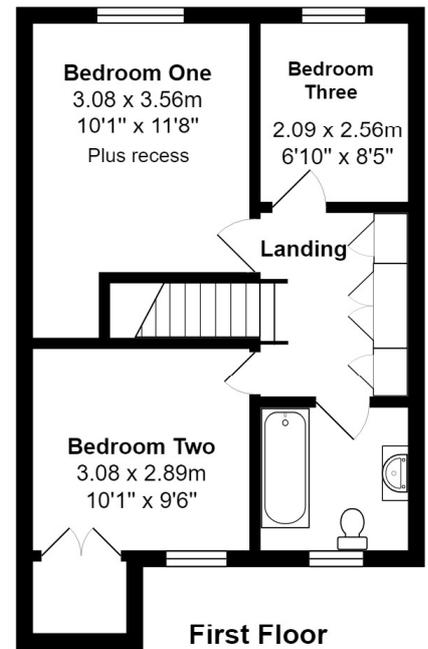
Council Tax

Council Tax Band C (South Hams District Council)



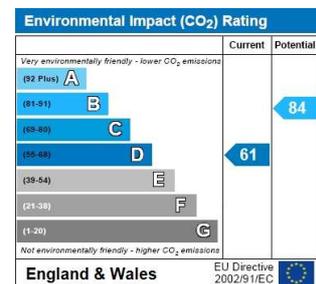
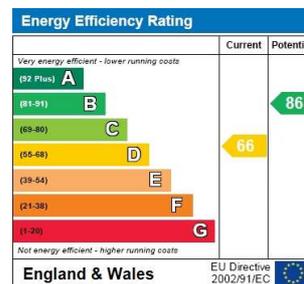


Ground Floor



First Floor

Total Area: 96.8 m² ... 1042 ft²
Including garage



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.