

jean
goodman

Jean Goodman Ltd



Wistaria Place
Kingsbridge



Price £150,000 Freehold

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A well presented double fronted cottage with partly slate hung frontage, gas fired central heating and upvc double glazing. This charming property is situated in a quiet pedestrian lane a few yards off Fore Street in the heart of Kingsbridge and is offered for sale with no onward chain. The accommodation briefly comprises an open plan living area including a fitted kitchen, extremely large walk in storage cupboard, utility room with WC, three bedrooms and a bathroom.

Kingsbridge is a popular market town situated at the head of the Kingsbridge Estuary in the South Hams with a wide range of independent shops, two supermarkets, pubs, restaurants and a leisure centre with swimming pool. There are also churches of most denominations, a health centre and a local hospital. The towns of Totnes, Dartmouth and Salcombe are a short drive away and the beautiful South Devon coast with its many beaches is nearby.

The front door with canopy/porch leads into the

Open Plan Living area

With two windows to the front aspect, each with a window seat, storage cabinet built into a recess, a large walk in storage cupboard, door to the utility/cloakroom, stairs to the first floor and open to the

Kitchen Area

With a small window to the side, the kitchen is fitted with a range of timber effect wall and floor units with marble pattern work surfaces, tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, four burner gas hob with hood above and built in Whirlpool electric oven. With provision for a dishwasher and wall mounted Ideal gas boiler for domestic hot water and central heating.

Utility Room

A partly tiled room with plumbing and space for a washing machine, wash hand basin, WC and extractor fan.

Bedroom One

A light and spacious double bedroom with window to the front aspect, laminate floor, radiator and recessed ceiling lights.

Bedroom Two

A second double bedroom with window to the front aspect, laminate floor and radiator.

Bedroom Three

With window to the rear, radiator and laminate floor.

Bathroom

A partly tiled room with panel bath and shower over, pedestal wash hand basin, WC and radiator.

Services

Mains water and drainage, gas and electricity.

Council Tax

Council Tax Band B (South Hams District Council)

Energy Rating

EPC Band 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.