

jean  
goodman

# Jean Goodman Ltd



**Archery Close, Kingsbridge**

**Price £275,000 Freehold**

A beautifully presented and extended three bedroom family home in a quiet cul de sac within walking distance of the town centre and backing on to stunning parkland. The accommodation briefly comprises an entrance porch, sitting/dining room, family room, garden room, shower room with WC, kitchen, three bedrooms and a bathroom.

The property is situated on the northern edge of the popular market town of Kingsbridge which is set 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.

109 Fore Street, Kingsbridge, Devon TQ7 1AB  
01548 857 422 [www.jeangoodmanstates.co.uk](http://www.jeangoodmanstates.co.uk)  
[sales@jeangoodmanstates.co.uk](mailto:sales@jeangoodmanstates.co.uk)



Entering via the porch which is glazed to one side and has a light, coat hooks and a cupboard housing the electric meter a further glazed door leads to the

### Sitting/Dining Room

The front part of this room is the sitting area with large window to the front and a polished stone fireplace with a living flame gas fire, radiator and a door to the family room. The dining area also has a radiator and sliding glazed doors to the garden room and a door to the kitchen. There is ample space for a family sized dining table.

### Garden Room

An extension to the original house with recessed ceiling lights, radiator, window to one side and French doors to the rear garden. A door leads to the

### Shower Room

A fully tiled room with obscured window to the rear, shower with curtain, corner wash hand basin, WC, radiator, mirror with shaver light and extractor fan.

### Family Room

With window to the front aspect, radiator, two large built in storage cupboards, cabinet housing electric consumer unit and radiator.

### Kitchen

An irregularly shaped room with window and glazed door to the rear and fitted with a matching range of light wood wall and floor units with attractive work surfaces, tiled splashbacks, a one and a half bowl ceramic sink unit with mixer tap, four burner gas hob with stainless steel hood above and built in oven, space and provision for washing machine, drier and fridge/freezer.

### First Floor Landing

Large airing cupboard housing hot water tank, Vaillant gas boiler and wooden slatted shelves.

### Bedroom One

A double bedroom with window to the rear giving stunning views across the back garden to beautiful parkland beyond, connecting door to Bedroom Three and radiator.

### Bedroom Two

A second double bedroom with window to the front aspect, a generous range of fitted wardrobes and radiator.

### Bedroom Three

Currently used as a dressing room with doors to the landing and Bedroom One, this bedroom has a window to the front aspect, a range of fitted wardrobes and drawer units and a radiator.



## Bathroom

A partly tiled room with obscured window to the rear, panelled bath with Mira Sport shower and curtain, wash hand basin mounted atop a cabinet, concealed cistern WC, recessed lighting, built in cupboard with shelves and radiator with towel rail above.

## Workshop

A permanent structure to the side of the house with power, light, a work bench and store room to one end.

## Outside

To the front of the property are two parking spaces, raised flower beds and a gated passage leading to the rear. The rear garden is mainly laid to block paving with raised flower beds retained by low walls, outside lights and a greenhouse. Several steps lead up to a small planted garden. The rear of the garden is immediately adjacent to a large area of the most beautiful private parkland with meadows and mature trees.

## Services

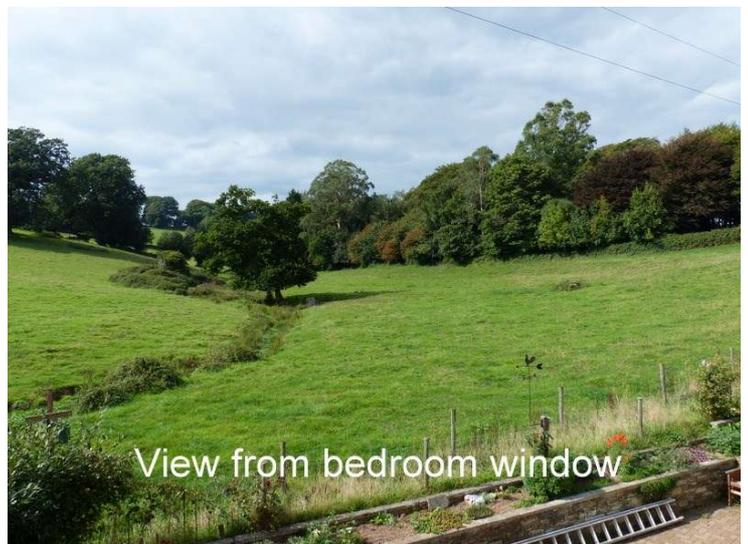
Mains water and drainage, gas and electricity supplemented by a large bank of solar panels.

## Council Tax

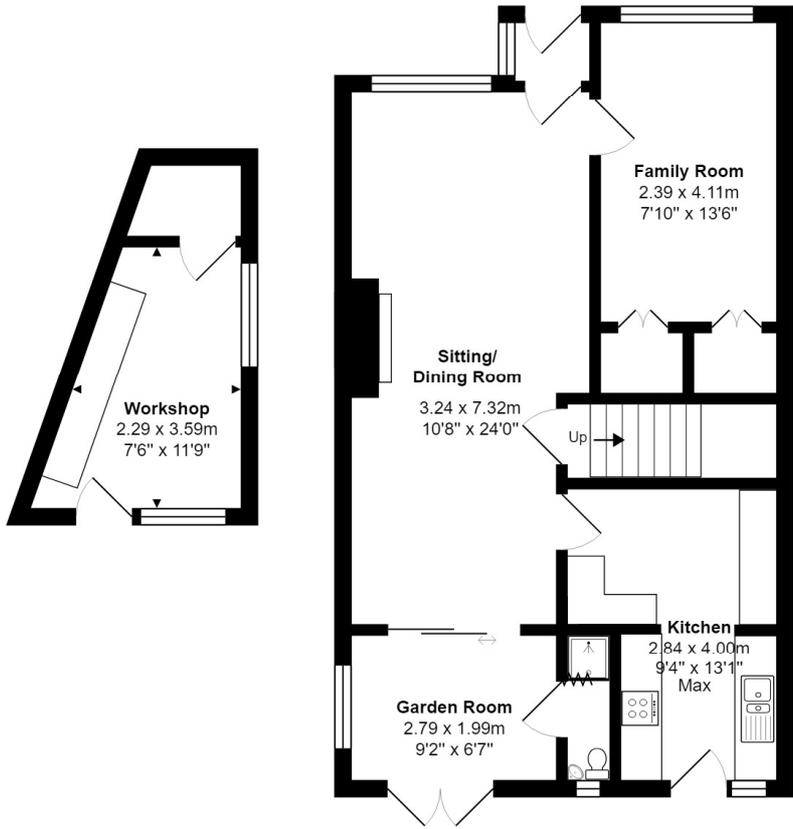
Council Tax Band C (South Hams District Council)

## Energy Performance

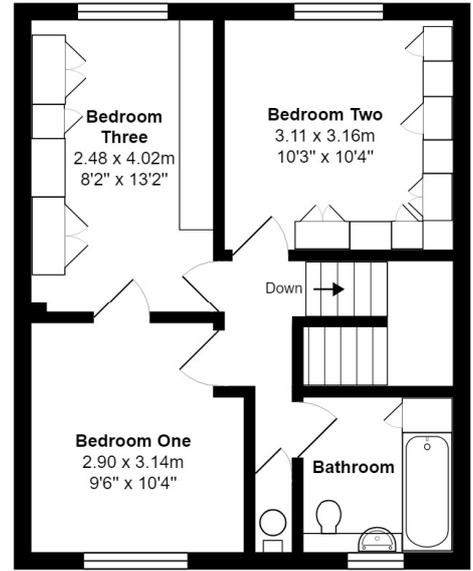
EPC Band C



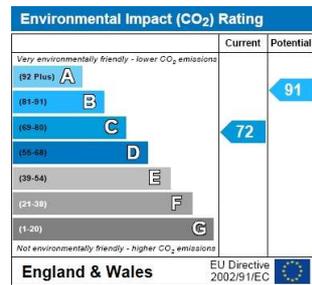
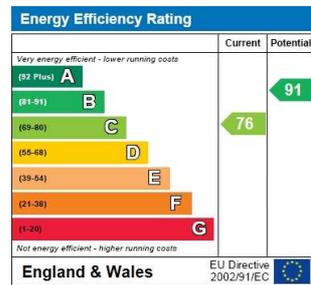
### Ground Floor



### First Floor



Total Area: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup>



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.