



Northville Park, Kingsbridge

Price £285,000 Freehold

A spacious three bedroom detached family home with conservatory, garage and garden situated in a quiet cul-de-sac a short distance from the town centre. This property is for sale with no chain and the accommodation briefly comprises an entrance hall, sitting room, dining room, kitchen, conservatory, cloakroom, three bedrooms and a 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

Hall

With stairs to the first floor, coat hooks, door to the sitting room and door to the

Cloakroom

Obscured window to the front, corner wash hand basin with tiled splashback and WC.

Sitting Room

A generously proportioned room with window to the front, feature fireplace with fitted gas flame effect fire and a broad archway to the

Dining Room

With door to the kitchen, ample space for a family sized dining table and glazed sliding doors to the

Conservatory

Built on a solid base, the upvc conservatory has a radiator and patio doors to the rear garden.

Kitchen

A large kitchen with glazed door and window to the rear, laminate flooring and fitted with a matching range of light oak wall and floor units with stone effect work surface, one and a half bowl composite sink unit with mixer tap, spaces below for white goods, a wall mounted Baxi gas boiler for central heating and domestic hot water and a large walk-in larder.

First Floor Landing

With small window to the side, airing cupboard with hot water tank and immersion heater, access to the loft and doors to other rooms.

Bedroom One

A spacious double bedroom with two windows to the front aspect, a built in double wardrobe and storage cupboard over the stairs.

Bedroom Two

A second double bedroom with mirror fronted fitted wardrobes and window to the rear aspect.

Bedroom Three

With window to the rear aspect and built in double wardrobe.



Bathroom

The bathroom has an obscured window to the side, tiled shower cubicle, panel bath, pedestal wash hand basin and WC.

Garage

An integral garage with cantilever door, power and light.

Outside

To the front is a small lawn with path to the front door and off road parking for two vehicles. Gates to both left and right of the building lead to the rear. Immediately behind the house is a private patio with timber shed and outside tap. To the side is a large level garden partly laid to lawn with an extensive vegetable area and spacious greenhouse.

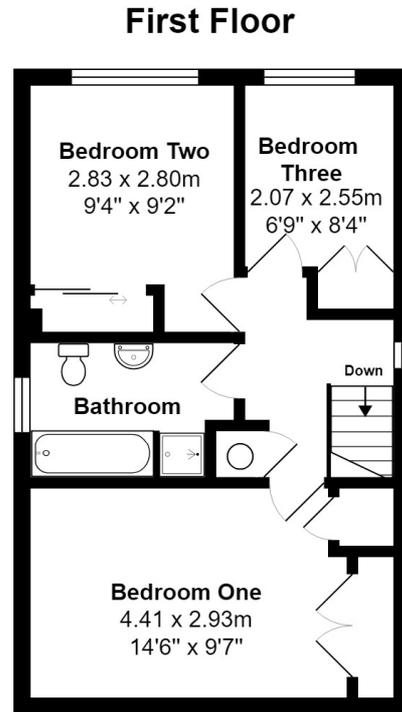
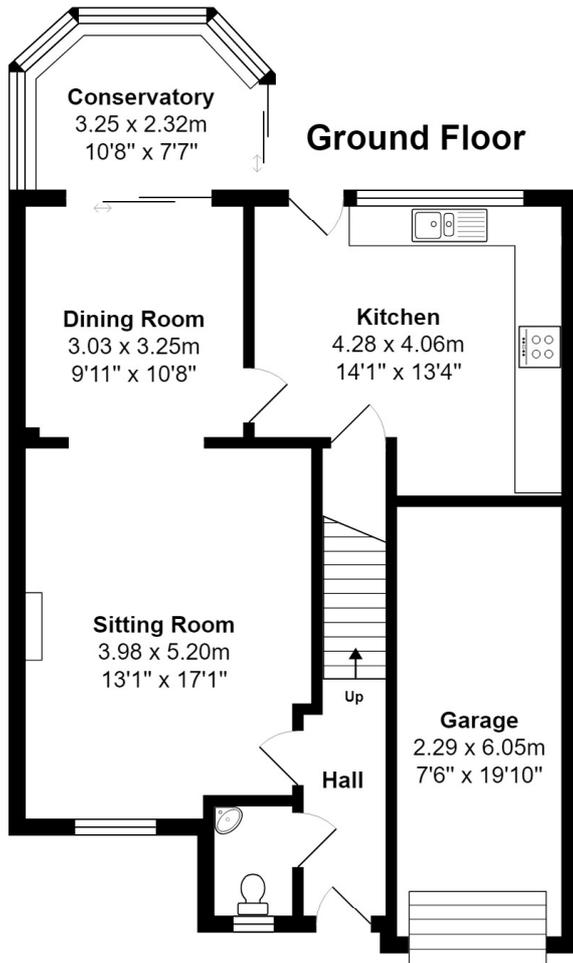
Council Tax

Council Tax Band D South Hams District Council

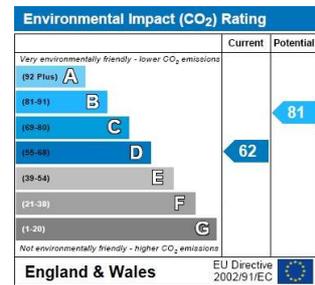
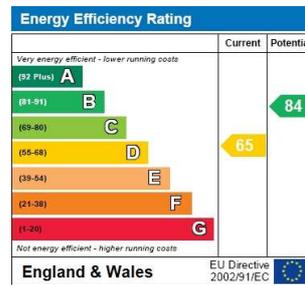
Energy Rating

EPC Band C





Total Area: 123.0 m² ... 1324 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.