



**Lion Close, Kingsbridge**  
**Price £230,000 Freehold**

A spacious three bedroom family home situated in a cul-de sac within walking distance of the town centre and with the benefit of a southerly facing rear garden. The accommodation briefly comprises a porch, entrance hall, sitting room, kitchen/dining room, conservatory, cloakroom, two double bedrooms, one single bedroom and a bathroom.

Kingsbridge is set at the head of the Kingsbridge Estuary in the heart of the beautiful South Hams area of Devon. It is a short drive from the sailing centre of Salcombe and the many delightful beaches of the South Devon coast. The town has a wide range of independent shops, two supermarkets, pubs, restaurants, well renowned schools, a leisure centre with pool and local hospital.



Steps down from the pavement lead to gravel beds and a concrete path along the front of the house leading to a timber side gate. The partly glazed front door gives access to porch with tiled floor, shelving and an electric light. A further door leads to the

### Hall

Running from the front to the rear door, the hall has a staircase to the first floor with an open under stairs area currently used as a computer work station, large built in storage cupboard housing the electricity meter and consumer unit, door to the cloakroom and a further door to the

### Kitchen/Dining Room

A dual aspect room fitted with a matching range of light timber effect wall and floor units with contrasting granite effect work surfaces and tiled splashbacks, a one and a half bowl stainless steel sink unit, ceramic hob and built in electric oven. There is also a built in larder and a door to the

### Sitting Room

A bright and sunny room with windows and French doors opening into the conservatory and a chimney breast with stone fireplace, living flame gas fire, stone hearth and shelving to the alcoves.

### Conservatory

This is glazed to three sides with French doors leading onto the terrace.

### Cloakroom

With small window to the rear aspect, the cloakroom has a wall mounted wash hand basin and WC.

### First Floor Landing

With access to the loft, airing cupboard housing a Worcester combi boiler and shelving, and doors to other rooms.

### Bedroom One

A generously proportioned double bedroom with window overlooking the rear garden and fitted, mirrored wardrobes to one wall.

### Bedroom Two

Another large double bedroom with window to the front aspect.

### Bedroom Three

A single bedroom with window to the front aspect.

### Bathroom

With obscured window to the rear, the bathroom is fitted with a white suite comprising a panelled bath with tiled surround and shower above, pedestal wash hand basin, WC, wall mounted cabinet and a ladder style heated towel rail.



## Outside

Steps lead down to the property from the pavement to gravel beds and a concrete path leading along the front of the house gives access to a timber side gate. A wide area to the side has a timber shed and beyond this, to the rear is a generous area of decking adjacent to a paved terrace. Two steps lead down to the garden which is almost entirely laid to lawn with ample timber fencing and a second shed. A block built out building with power and light is situated close to the rear door.

## Services

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

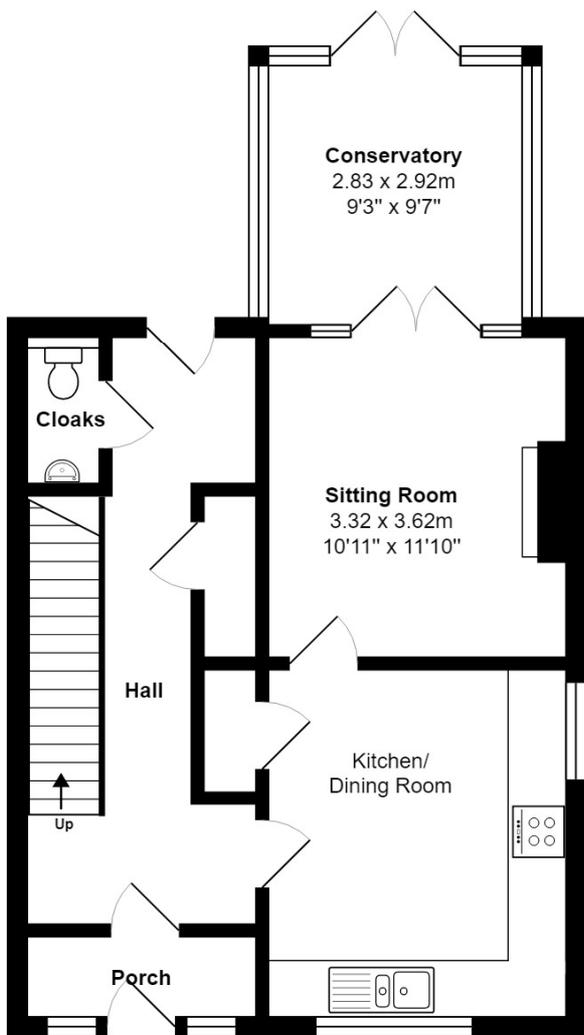
## Energy Rating

EPC Band D

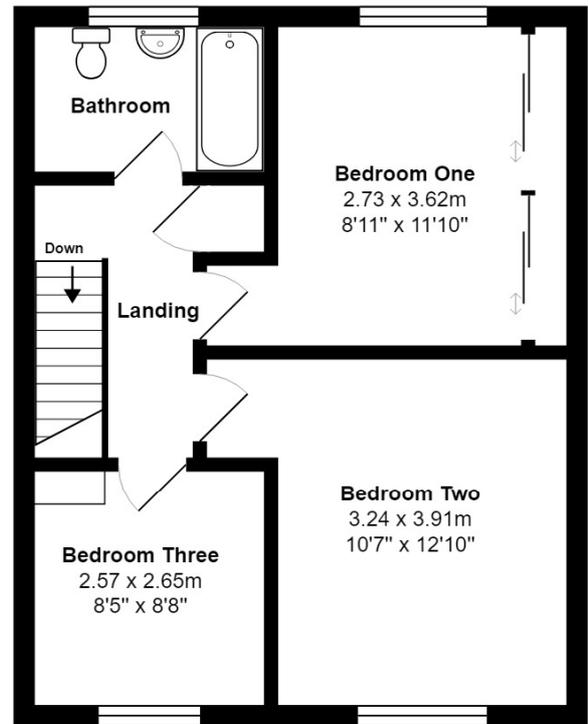
## Council Tax

Council Tax Band B (South Hams District Council)





**Ground Floor**



**First Floor**

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.