

jean
goodman

Jean Goodman Ltd



Museum Court, Kingsbridge

Price £230,000 Freehold

A beautifully presented property in a quiet cul de sac in the town centre with garage two parking spaces and a professionally landscaped garden. The accommodation briefly comprises a sitting room, kitchen/dining room, cloakroom, two double bedrooms, a family bathroom and an attic room with en suite shower room.

Although in a quiet location, this property is just a few yards from the town centre shops and a short walk from a supermarket. The attractive market town of Kingsbridge is located at the head of the Kings,bridge Estuary a short drive from the South Devon Coast and neighbouring towns of Salcombe, Dartmouth and Totnes. It has a wide variety of independent shops, pubs restaurants, leisure facilities and churches and a local hospital.

109 Fore Street, Kingsbridge, Devon TQ7 1AB
01548 857 422 <http://www.jeangoodmanstates.co.uk>
sales@jeangoodmanstates.co.uk



A glazed front door leads into the

Entrance Hall

With stairs to first floor and lower ground floor and double doors to the

Sitting Room

A bright room with two windows to the rear aspect, a fitted shelving unit to one wall and a feature flame effect electric fire.

Lower Ground Floor

The hallway at the base of the stairs has a utility area with fitted wall and floor units with tiled work surfaces, dishwasher and fridge below, matching broom cupboards, a door to the cloakroom and glazed double doors to the

Kitchen/Dining Room

With window to the rear aspect, the kitchen area is fitted with an attractive range of matching wall and floor units with roll edge work surfaces, tiled splashbacks, stainless steel sink unit, fitted gas hob with fume filter/hood and double electric oven below, fridge/freezer. The dining area has a partly glazed door opening to the rear garden and a wall mounted Classic gas boiler serving the central heating and hot water systems.

Cloakroom

Situated below the stairs, the cloakroom has a corner wash hand basin with shelves below and Triton water heater, Saniflow WC and extractor fan.

First Floor Landing

With airing cupboard housing the hot water tank, doors to bedrooms one, two and the bathroom and further stairs leading to the attic.

Bedroom One

A light and airy double bedroom with two windows to the rear aspect and a range of fitted wardrobes to one wall.

Bedroom Two

A second double bedroom with two windows to the front, display shelves to one wall and a large alcove with built in wardrobes.

Bathroom

A partly tiled bathroom with double ended bath with shower above and built in shelves and cupboard to one end, pedestal wash hand basin, WC, mirror, shaver point, ladder style heated towel rail, wall mounted electric heater and extractor fan.



Attic

The light and airy attic room is currently used as a double bedroom with three Velux windows, ample built in wardrobes and under eaves storage. A door leads to an en suite shower room fitted with a shower cubicle with electric shower, pedestal wash hand basin, WC and shaver point.

Garage

The integral garage with cantilever door has a water tap, fitted floor units with worktop and washing machine and drier below and ample fitted and free standing shelving. It also has electric light and power and houses the gas and electric meters and the electric consumer unit.

Outside

To the front of the property are two car parking spaces and to the rear is a delightfully landscaped south west facing paved terrace with seating and a sunken garden with well stocked raised flower and shrub beds.

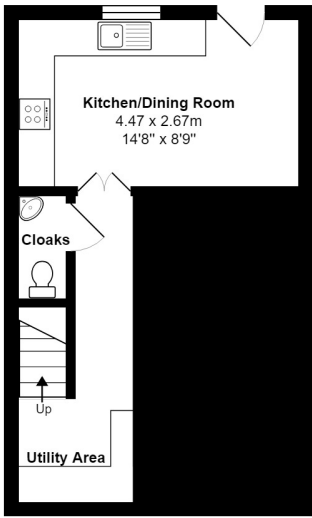
Services

Mains water and drainage, gas and electricity.

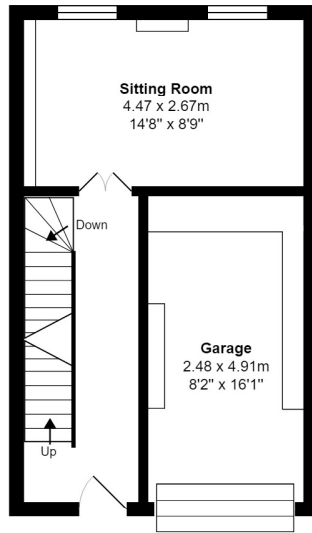
Council Tax

Council Tax Band C

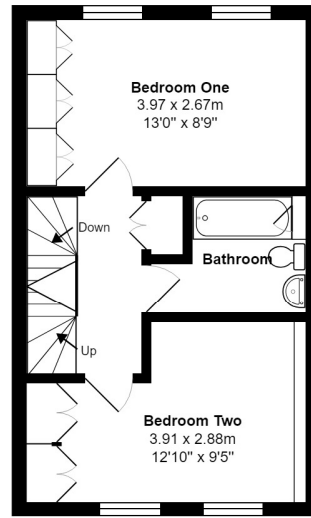




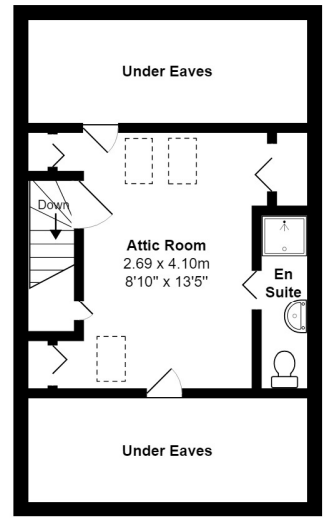
Lower Ground Floor



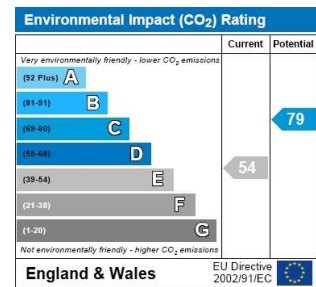
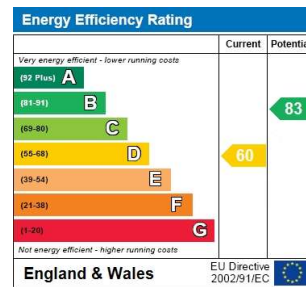
Ground Floor



First Floor



Attic



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.