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goodman

# Jean Goodman Ltd



**Stentiford Hill, Kingsbridge**

**Offers in the Region of £250,000 Freehold**

This well presented, extended and spacious four bedroom family home with delightful rural views to the rear is just a short walk from Kingsbridge town centre. With high ceilings, the roomy accommodation has considerable charm and briefly comprises a glazed porch, wide entrance hall, open plan sitting/ dining room and kitchen, three first floor bedrooms, bathroom and a large second floor bedroom.

The property has both gas central heating and double glazing and an open fireplace. The private rear garden with lawn and decked terraces takes best advantage of the views, a great spot for barbeques.

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.

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## Porch

The enclosed front porch is glazed to three sides with tiled floor, light and a second glazed door leading into the

## Entrance Hall

A wide hallway with stairs to the first floor, an under stairs utility cupboard with provision for washer and drier, and attractive engineered oak flooring which extends to the

## Sitting/Dining Area

The sitting room, which is to the front, has a box bay window overlooking the front garden and an open fireplace, display shelving and wall lights. This is open to the dining room which has a second chimney breast, not currently in use, further shelving and French doors opening to the rear garden and allowing delightful views over countryside beyond. There is ample space for a family sized dining table. The dining room is conveniently open to the

## Kitchen

With two windows overlooking the rear garden, the kitchen has recessed ceiling lights, a tiled floor and is fitted with a matching range of timber wall and floor units with white Corian work surfaces with inset stainless steel sink and mixer taps, a four burner gas hob with extractor hood above and built in oven below and spaces for dishwasher and fridge/freezer. One of the wall cupboards houses an Ideal gas combi boiler providing hot water and central heating.

## First Floor Landing

A wide landing with bifold door to a second staircase and doors to other rooms.

## Bedroom Two

A spacious double bedroom with window to the rear.

## Bedroom Three

A third double bedroom with window to the front aspect and built in cupboard/wardrobe.

## Bedroom Four

A large single bedroom with window to the front aspect.

## Bathroom

Fitted with a matching white suite comprising P shaped bath with shower over, WC, wall mounted wash hand basin, obscure glazed window and part tiled walls with ceramic tiles to floor.

From the landing, stairs rise up to

## Bedroom One

A large attic bedroom with Velux windows to front and rear and recessed lights, under eaves storage areas and a built in cupboard/wardrobe.



## Outside

The front garden is partly laid to lawn with shrubs and hedging with gate and path leading to the front door.

The rear garden which enjoys a good degree of privacy has two timber sheds and an alternative access via a timber gate leading to a right of way over neighbouring property. The central garden area is laid to lawn, the remainder being two separate decked terraces, with delightful rural views across a wide valley and beyond.

## Services

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

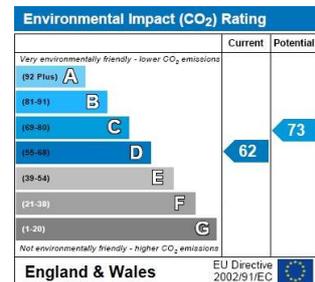
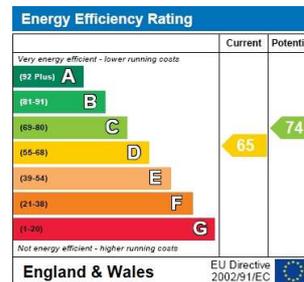
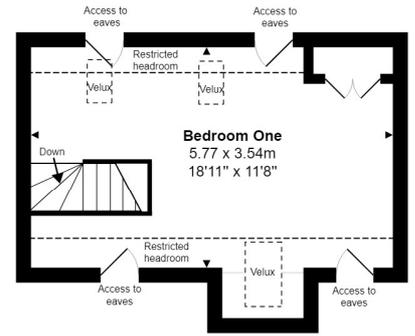
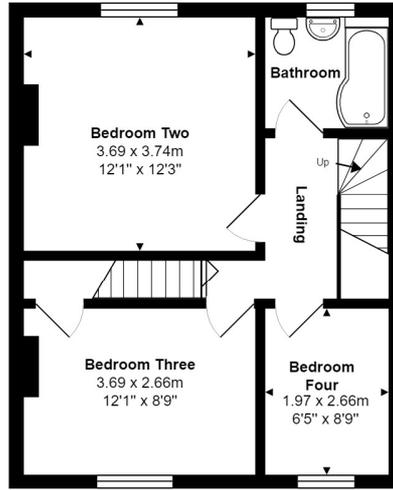
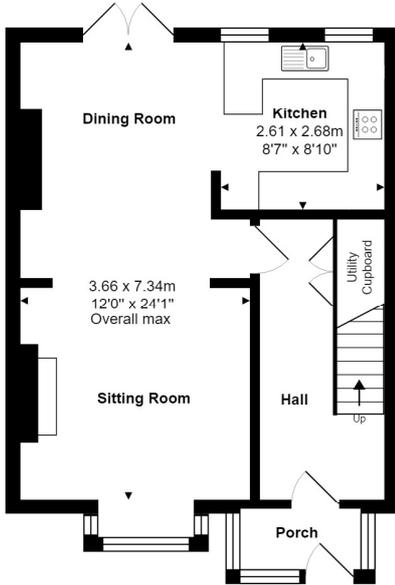
## Energy Rating

EPC Band D

## Council Tax

Council Tax Band C





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.