



## **Barton Close, Kingsbridge**

**Price £345,000 Freehold**

An immaculate, two bedroom, split level bungalow with delightful gardens and car port in a much sought after area within walking distance of the quayside and town centre. The accommodation briefly comprises an entrance hall, sitting room, dining room open to the kitchen, two bedrooms, bathroom and utility room with WC. This attractive property has all the benefits of gas central heating and double glazing plus a level rear garden with a good degree of privacy.

The attractive market town of Kingsbridge with its friendly and welcoming community has a wide range of independent shops, two supermarkets, pubs, restaurants, a leisure centre with pool, cinema, churches and a local hospital. Small craft can be moored on the adjacent estuary subject to availability. The neighbouring towns of Salcombe, Dartmouth and Totnes are all a short drive away, as is the beautiful South Devon coast with its many beaches.



A double glazed door with window to the side leads into the

### Entrance Hall

With doors to other rooms, a short staircase to the lower ground floor hall and a built in boiler cupboard housing the electric and gas meters and a gas fired combi boiler serving the central heating and domestic hot water.

### Sitting Room

A bright room with patio doors overlooking the paved terrace and rear garden with distant countryside views beyond and a fireplace with flame effect electric fire. A glazed door leads into the

### Dining Area

With a large window overlooking the rear garden and ample room for a dining table the dining area is open to the

### Kitchen

The kitchen has a window to the front aspect and is fitted with a matching range of wall and floor units with timber effect work surfaces, tiled splashbacks, a one and a half bowl stainless steel sink unit with mixer taps, fitted electric hob with extractor hood above and electric oven under with space for washing machine. There is also a built in broom cupboard. A door leads back to the hall and a second door provides access to the

### Utility Room

This also acts as a side lobby with doors to the front and rear gardens. The utility area is fitted with cupboards and a rolled edge work surface with spaces below for further white goods. A door leads into

### Cloakroom

With wall mounted wash hand basin, WC, shelving and a fitted cupboard.

### Bedroom One

From the lower ground floor hall, a generously proportioned double bedroom with window overlooking the rear garden and a range of fitted wardrobes to one wall.

### Bedroom Two

A second double bedroom with window to the front aspect.

### Bathroom

A fully tiled bathroom with obscured window to the side, panel bath with Mira electric shower and glass shower screen, pedestal wash hand basin, WC and a ladder style heated towel rail.





## Outside

To the front of the property a drive and car port provides generous parking for two vehicles. The low maintenance front garden is well planted with trees, conifers and shrubs and mainly laid to gravel. A gated path leads to the rear garden where a raised terrace adjacent to the house provides a pleasant seating or dining area with far reaching views across countryside to the south west. The garden is well fenced and quite private. It is mostly laid to lawn with concrete paths, well stocked flower and shrub beds and two timber sheds.

## Services

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

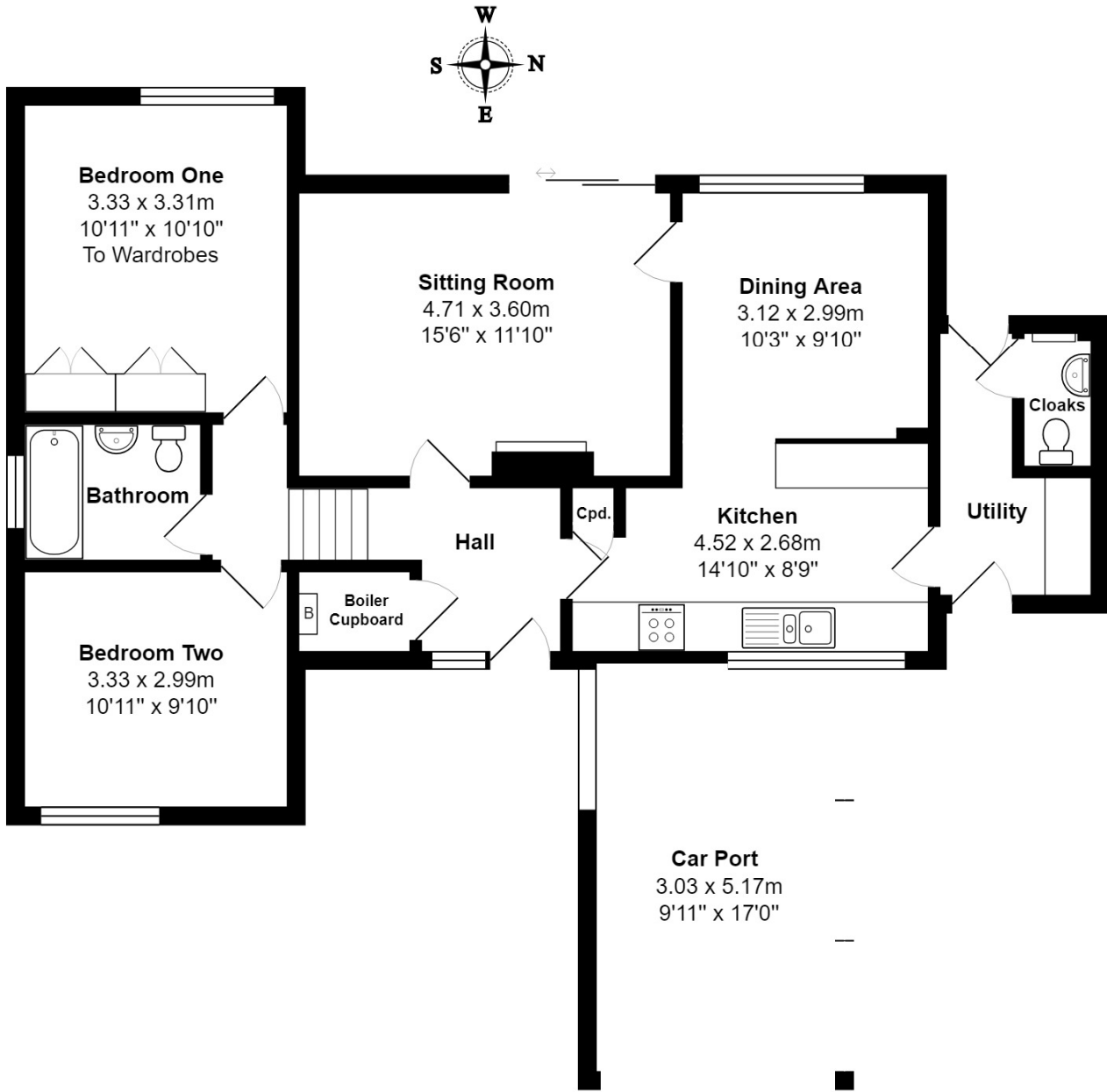
## Council Tax

Council Tax Band D (South Hams District Council)

## Energy Rating

EPC Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	61
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.