







18 Hillside Drive

Kingsbridge, TQ7 1JT

An immaculately presented three-bedroom detached bungalow situated in an enviable position within the historic market town of Kingsbridge enjoying panoramic views across the town and neighbouring countryside with nearby estuary access.

This delightful property comprises cosy sunroom with views across the town and out over the neighbouring countryside, landing with boiler cupboard and step leading down to two generously sized double bedrooms both benefitting from an abundance of natural light and inbuilt storage. Between the two bedrooms is a modern family shower room with double cubicle walk in shower, WC, wall mounted hand basin with storage below and heated towel rail. From the hallway a door leads to the spacious living / dining room which enjoys an open fire, picture window to the rear aspect and ample room for dining table and chairs. Stairs lead from the living room to a further double bedroom benefitting from generous under eaves storage and boarded loft space.

To the front of the property is a newly installed kitchen comprising a range of floor and wall mounted units and a number of integrated appliances with access into the boot room and interconnecting family bathroom comprising bath with shower over, WC and pedestal hand basin. A small hallway leads to a useful utility room with space for washing machine and tumble dryer, airing cupboard and sink with storage below. A step leads down to the conservatory which enjoys a sunny aspect and patio doors to the garden.

Outside the property benefits from ample off-road parking, carport and driveway bordered with a range of mature hedges and shrubs. To the rear is a secluded gravelled garden and patio area with sunny aspect perfect for alfresco dining.

An immaculately presented detached bungalow situated in an enviable position enjoying panoramic views across the countryside and town centre with nearby estuary access.

- **Three Double Bedrooms**
- **Panoramic Views**
- **Spacious Accommodation**
- **Naturally Light and Bright**
- **Open Fireplace**
- **Substantial Plot**
- **Enviably Location**
- **Nearby Beaches**
- **Short Walk to Town Centre**
- **Ample Off Road Parking**



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Approximate Gross Internal Floor Area = 147.6 sq m / 1589 sq ft

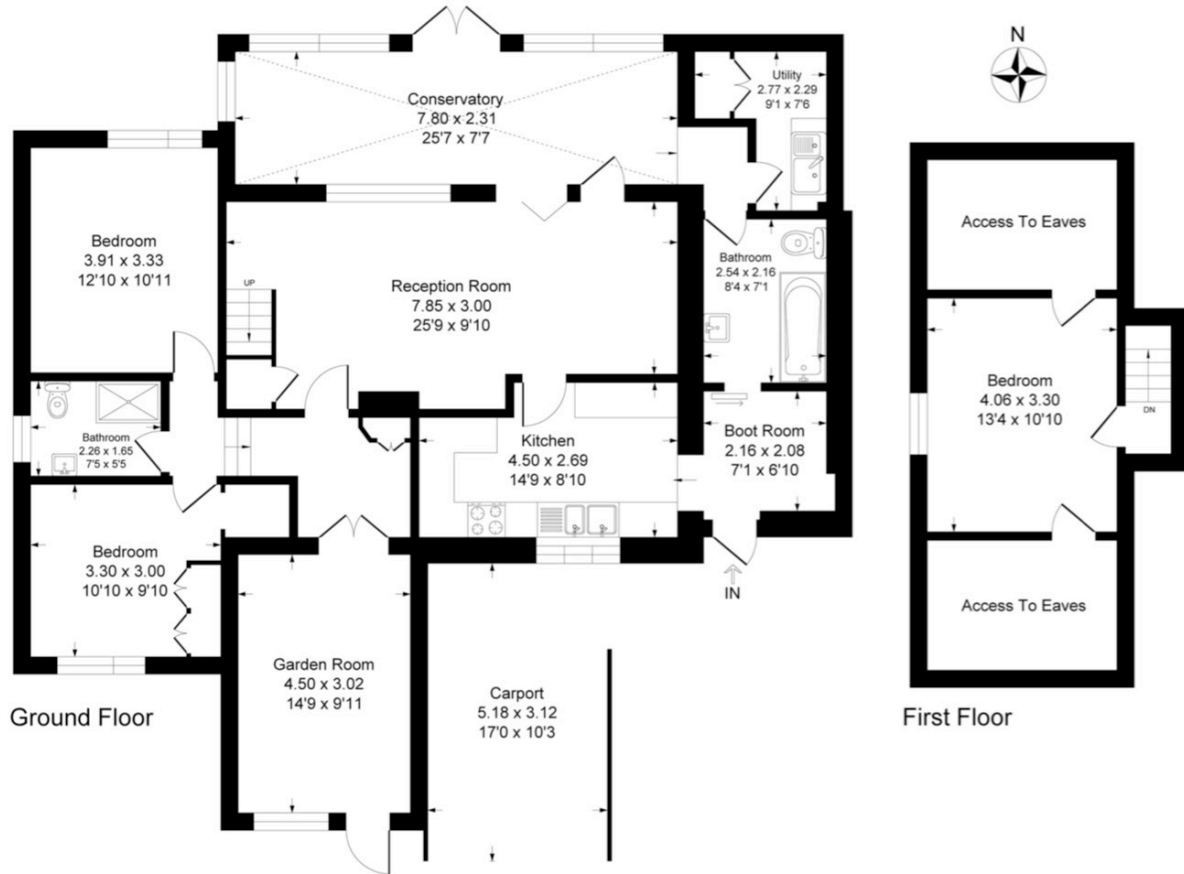


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains Electricity, Water and Drainage. Gas fired central heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800178.

DIRECTIONS

From the roundabout at the foot of Fore Street in central Kingsbridge travel along the estuary on Embankment Road (A379) towards Frogmore and Stokenham and after a short distance take the third left turn into Highfield Drive. Take the second left hand turning on to Hillside Drive and you will find the property at the end of the cul-de-sac on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		