

Arnolds Close

Nr Kingsbridge, TQ7 4QF

Guide Price £495,000



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Detached Bungalow

Lounge/ Dining Room

Oil Fired Central Heating

Large Garden

Integral Double Garage

Off Road Parking

No Onward Chain









DESCRIPTION  
A desirable detached bungalow situated at the end of a cul de sac in a quiet location on the edge of the village. A mile or so from the beach with views to the local countryside. Generously proportioned with ample living accommodation, double glazed, UPVC windows, oil fired central heating, all in a private location with gardens to the front and rear. Lounge/dining room, kitchen, three bedrooms, bathroom, double garage with driveway for parking. Scope for updating and extending (Subject to any necessary planning consents)

SITUATION  
Kingston is a sought after village in the South Hams area of South Devon. The nearest town of Modbury is about 3 miles away, the larger town of Kingsbridge, offering a greater and wider range of recreation and commercial facilities is about 8 miles distant and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north.

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty'. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery, mobile library and Lloyds Bank. Nearby is the magnificent South Hams coastline, offering fine cliff top and coastal walks, beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses being available at Thurlestone and Bigbury, and Dartmoor National Park is within easy reach to the north.

ENTRANCE  
Path from driveway to wooden front door with frosted glass panels and frosted side panel.  
Door to W.C with low level W.C., wall mounted hand basin with tiled splash back, radiator and extractor fan.

CENTRAL HALLWAY  
Right angled to central entrance hallway creating an L shape hall. Double doors to airing cupboard with hanging space and shelves, containing the Immersion heater.

LOUNGE/DINING ROOM  
16' 9" x 21' 8" (5.11m x 6.6m)  
Spacious L shaped room extending to aluminium sliding doors to garden and patio area. Picture window to the front garden, fitted carpet. Open fire place with natural stone surround and hearth, wooden lintel. Two ceiling lights, wall lights, radiators. Dining area with serving hatch with wooden doors to kitchen.

KITCHEN  
10' 10" x 9' 10" (3.3m x 3m)  
Window to back garden with frosted glass panel in back door to garden. Fitted wall and base kitchen units with roll edge work surface, also creating a useful breakfast bar, tiled wall surround. Stainless steel sink unit with single drainer, cooker point with wall mounted extractor fan, electric point for fridge. Serving hatch to dining area.

BEDROOM ONE  
14' 9" x 10' 6" (4.5m x 3.2m)  
Window to the front garden. Two fitted wardrobes linked by fitted dressing table with light and storage cupboards over. Vanity hand basin with cupboard underneath. Radiator, fitted carpet.

BEDROOM TWO  
10' 6" x 9' 10" (3.2m x 3m)  
Double bedroom with window to the back garden. Two sets of fitted wardrobes with fitted dressing table with inset light and storage cupboard over. Fitted carpet and radiator.

BEDROOM THREE  
11' 6" x 6' 11" (3.51m x 2.11m)  
Single bedroom/study. Window to front garden. Fitted carpet, radiator.

BATHROOM  
Frosted glass window to back of property. Sand coloured bathroom suite, tiled panelled bath, low level WC, bidet, and pedestal hand basin. Fully tiled walls. Separate tiled shower. Radiator.

GARAGE/UTILITY ROOM  
19' 8" x 9' 10" (5.99m x 3m)  
First garage with access from Lounge, converted into Utility Room. 'Up & Over' Garage door from drive. Frosted glass back door to the back garden. Walls lined with wood panelling, concrete floor is sealed. Window to back garden, single bowl sink with drainer with tiled splashback. Washing machine point, electric points. Central light. Separate cupboard for oil fired boiler.

SECOND GARAGE  
19' 8" x 8' 10" (5.99m x 2.69m)  
'Up & Over' garage door opening to driveway. Window to back, sealed concrete floor. Walls lined with wood panelling. Central light and electric points.

GARDEN  
Lawned front garden with flower beds around the edge of the driveway and path to front door.  
Back garden lawn stretches to surrounding grass bank giving privacy, with flower beds and shrubs. Paved patio area around the back of the property with access pathway at the side. Wooden Garden shed. Outside tap and lighting.

SERVICES  
Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX  
Band F

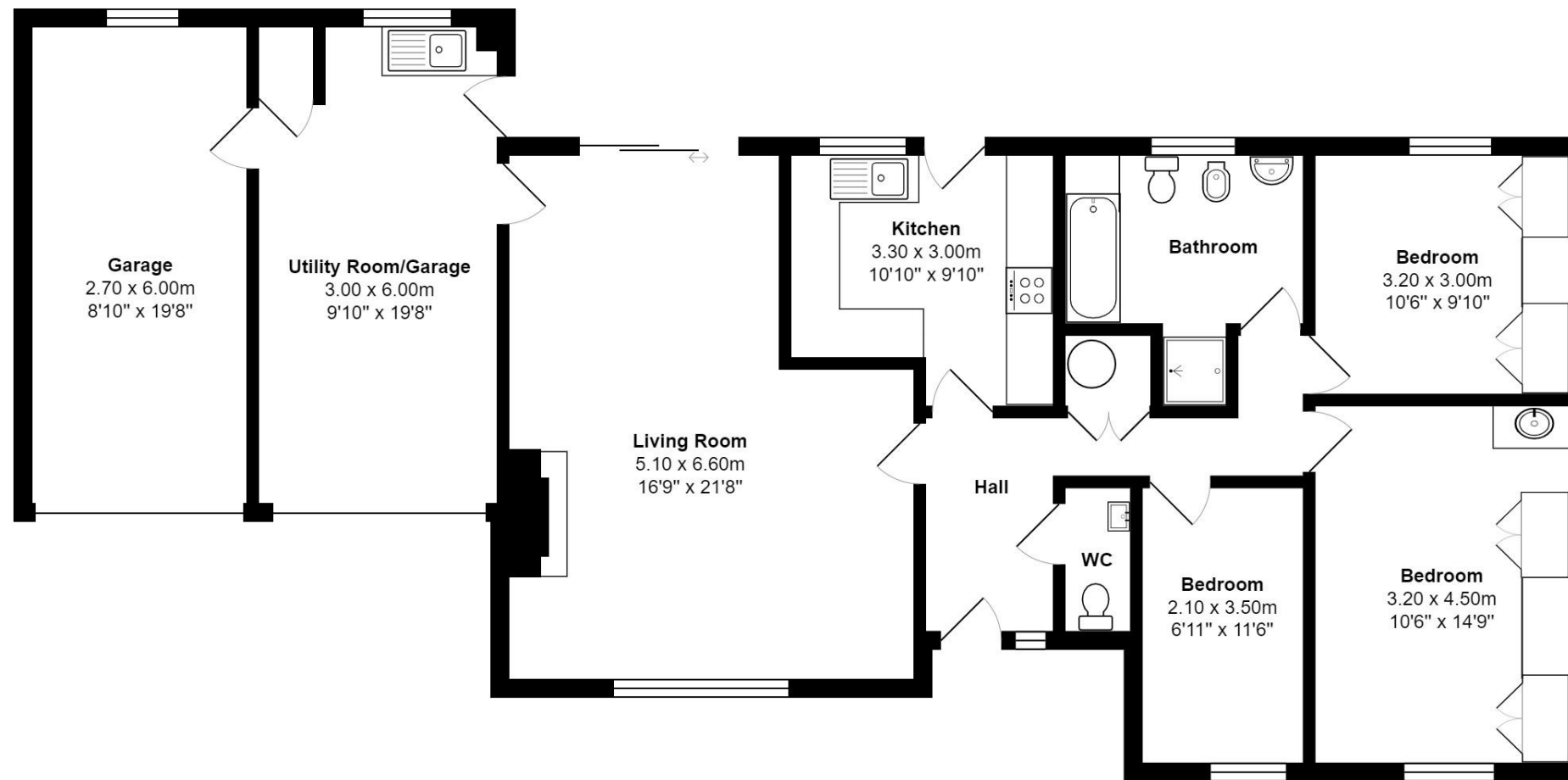
TENURE  
Freehold with full vacant possession upon completion

LOCAL AUTHORITY  
South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. [www.southhams.com](http://www.southhams.com)

DIRECTIONS  
From Modbury take the A379 in the direction of Kingsbridge and at Harraton Cross turn right towards Bigbury. Follow this road for approximately 2 miles until you reach Seven Stones Cross and take the road ahead of you signposted 'Kingston'. Follow the sign to the village and at a crossroads 'Fore Cross' travel straight across and follow the bends in the road until Arnold Close is on the left hand side. No 5 Arnolds Close is at the end of the cul de sac on the left of the turning circle.

VIEWINGS  
Strictly by appointment with the Sole Agents, Luscombe Maye, Modbury - Telephone 01548 830831. [Modbury@luscombemaye.com](mailto:Modbury@luscombemaye.com)

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.



5 Arnold's Close, Kingston  
 Total Area: 92.7 m<sup>2</sup> ... 998 ft<sup>2</sup> (excluding garage, utility room/garage)

All measurements are approximate and for display purposes only

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