

Sunny Patch, Western Backway, Fore Street, Kingsbridge, TQ7 1QB

Luscombe Maye   
Estate Agents











## Sunny Patch, Western Backway Fore Street, TQ7 1QB

Sunny Patch is a well-proportioned family home which is in excellent condition throughout. Occupying an unusual central position in the heart of Kingsbridge and approached and accessed from a local pedestrian pathway, the house is perfectly placed to enjoy this popular coastal town whilst remaining very secluded and private.

Occupying a generous plot the house has excellent gardens to the front and rear and sits slightly elevated with stairs to the front door. To the left of the welcoming central hallway is a large double reception room which benefits from plenty of natural light, much of it from the adjoining conservatory with bay window. To the right of the hallway is a spacious guest bedroom or second reception/dining room. At the rear of the house is a superb family kitchen with excellent integrated appliances, a wealth of work top space and storage, a double gas oven, velux windows and plenty of room for dining.

The main bedroom suite upstairs is a fantastic room with good dimensions and a lovely outlook and features a walk-in wardrobe. Off the bright central landing you will find two further double bedrooms and a well-appointed family bathroom with separate bath and shower. There is an additional downstairs WC.

To the rear of the house is a charming patio area which benefits from sun through most of the day and is perfect for al-fresco dining and a very private rear garden mainly laid to lawn and with established borders and shrubs. A useful workshop and storage area runs alongside the garden.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. The delightful town enjoys an abundance of amenities and facilities including a wide range of shops, churches, cottage hospital, health centre and a sports centre with indoor swimming pool. The town also has a library, primary school and highly rated secondary school. Kingsbridge is surrounded by the renowned South Hams coastline with many local beaches and spectacular scenery to enjoy.

**A superb four bedroom family home with lovely gardens located in the Centre of the popular coastal town of Kingsbridge in South Devon.**

- Detached house
- Central Kingsbridge location
- Four double bedrooms
- Generous modern kitchen
- Conservatory
- Lovely main bedroom suite
- Large contemporary bathroom
- Secluded rear garden
- Useful workshop
- Quiet and secluded

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## Approximate Gross Internal Area 162 Sq M/1743 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



### SERVICES

Mains electric, water, drainage & gas.

### COUNCIL TAX

The property is in Council Tax Band D

### 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 857 474.

### DIRECTIONS

From Luscombe Maye in Kingsbridge walk down White Hart Passage which runs adjacent to the office. Follow this to the bottom of the hill and turn left on to Western Backway, walk for nearly 100 metres following the stream and Sunny Patch will be on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		01	72

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.