



Luscombe Maye

Estate Agents



30 Church Street
Kingsbridge
TQ7 1DD

Guide Price £210,000

A characterful 2 bedroom terraced cottage with bright and spacious living accommodation, established gardens and patio.

- Established Gardens
- Walking Distance to Town Amenities
- Original Features Throughout
- Open Fire & Wood Burning Stove
- Option for parking space



Full Description

HOW TO GET THERE

From our office, continue up Fore Street taking the right hand turning into Duncombe Street, proceed down Duncombe Street taking the right hand fork and proceed down Church Street and number 30 will be seen fronting the elevated pavement on the left hand side.

SITUATION

Kingsbridge is situated at the head of the Salcombe Estuary and there are moorings and slip ways on the quay adjoining the promenade. The surrounding area has an excellent range of sandy beaches and cliff top walks with the popular sailing towns of Dartmouth and Salcombe about 11 miles and 7 miles distance by road respectively.

The town has a good range of shops, a health centre, a cottage hospital, a leisure centre with indoor swimming pool and bowls arena, a library, excellent primary and secondary schools and churches of various denominations.

The A38 dual carriageway is approximately 12 miles to the north and the city of Plymouth approximately 20 miles to the west.

DESCRIPTION

A characterful 2 bedroom cottage with many original features throughout located in the heart of the popular market town of Kingsbridge. The property benefits from spacious living accommodation with a Kitchen/dining room with original flagstone flooring and an Aga and wood burning stove. Living room with feature exposed stone and brick walls with central open fire place.

The first floor level has 2 double bedrooms with exposed floor boards, family WC and spiral staircase to the loft from bedroom 1 with ample storage space.

THE ACCOMMODATION COMPRISES:

Door to:

LIVING ROOM

Exposed stone or brick walls to front and side with window to front aspect enjoying views over the town. Open fire place with brick hearth and surround with alcoves to the side of the fire place with shelving. Picture rail, central rose light and wall lighting. Carpeted floors, radiator.

KITCHEN

Inset double oven Aga with brick surround, range of wall and floor units comprising cupboards and drawers with marble effect worksurfaces with inset two ring electric hob. Belfast sink with mixer taps and single drainer. Under counter space and plumbing for dishwasher and washing machine. Flag stone flooring, wall lighting. Under stairs storage cupboard with built in shelving.

DINING AREA

Tiled floor, stable door to side passage and cottage style window to side. Glazed ceiling. A step leads up to wood burning stove, stone surround with timber mantel, tiled floor, archway to:

WC

Low level WC with high level cistern, sky light.

From the kitchen area, steps lead to the first floor.

LANDING

With window overlooking the garden.

BEDROOM 1

A bright and spacious room with two windows enjoying views over the town. Exposed wooden floor boards, picture rail, central rose light and wall lighting. Radiator. Spiral stair case to loft area.

BEDROOM 2

A bright room with window overlooking the rear aspect to the garden. Built in airing cupboard housing hot water cylinder and slatted shelving. Exposed painted wooden floor boards, picture rail, central rose light.

FAMILY BATHROOM

Window to rear aspect, freestanding bath with chrome taps and Mira shower over. Low level WC, sink with vanity unit and shelving under. Heated towel rail.

OUTSIDE

From Church Street, a pedestrian side access leads to the cottage and there are steps leading to a patio with a covered area with built in barbeque ideal for alfresco dining and entertaining. Further steps lead to a pathway leading to a delightful, gently sloping wild garden with an array of established shrubs and trees together with wild flowers, at the top of this garden is a timber garden shed and a further seating area with far reaching views across the town to the countryside in the distance.

NB

A parking space in Church Close is available to the buyer of 30 Church Street by separate negotiation.

TENURE

Freehold

SERVICES

Mains electricity, water, gas and drainage.

COUNCIL TAX

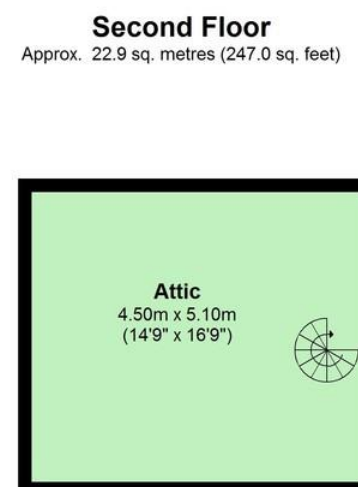
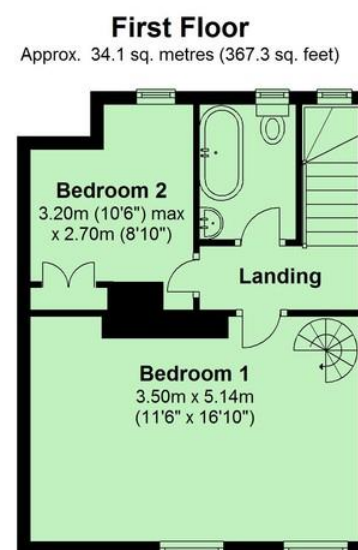
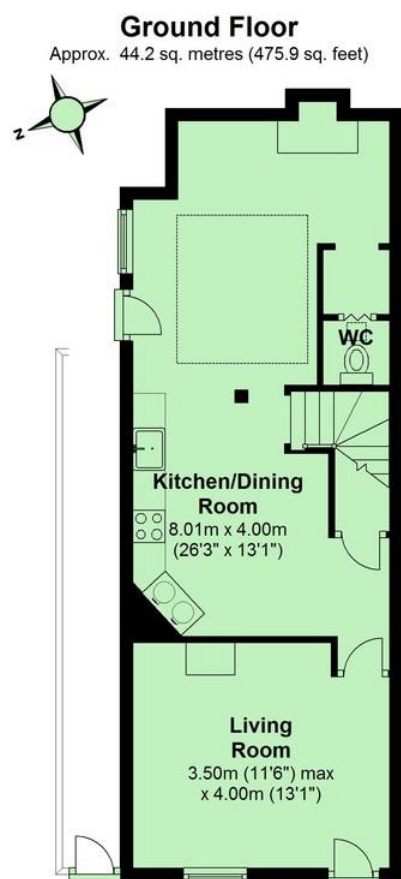
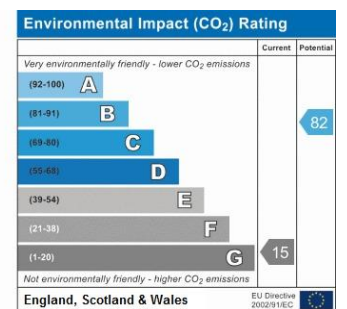
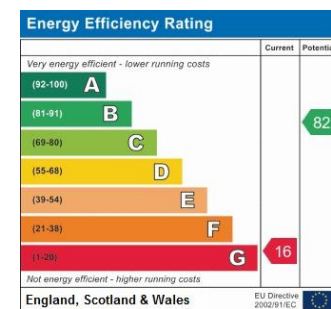
The property is council band 'B'

LOCAL AUTHORITY

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

VIEWING

Strictly by appointment with the agents:
Luscombe Maye
62 Fore Street
Kingsbridge
Devon
TQ7 1PP
Tel: 01548 857474



Total area: approx. 101.3 sq. metres (1090.2 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements

