

37 Lower Warren Road, Kingsbridge, TQ7 1LF

Luscombe Maye   
Estate Agents











## 37 Lower Warren Road Kingsbridge, TQ7 1LF

37 Lower Warren Road is a substantial detached four-bedroom house located in an enviable elevated position within Kingsbridge enjoying far reaching panoramic views over the estuary to the countryside and surrounding villages in the distance.

This spacious house comprises entrance hall with integral door to the single garage and WC, a study with window to front aspect, dining room and naturally light and bright kitchen with outstanding views along the Kingsbridge and Salcombe estuary to the town centre in the distance. A spiral staircase leads to the spectacular living room, an expansive contemporary room with high ceilings, a log burner and large windows and patio doors wrapping around the room providing access to the large terrace and framing the panoramic views.

A further spiral staircase leads to the ground floor where the four bedrooms are located, the master bedroom is generous in size with a door to the rear garden, estuary views and an ensuite shower room. There are two further double bedrooms and a single bedroom with views over the garden. The ground floor also enjoys a spacious family bathroom, a large storage room and a utility area with space and plumbing for washing machine and dryer.

37 Lower Warren Road enjoys a wrap around plot with driveway parking for one car and access to the single garden, there is also a small garden to the front providing privacy to the property. Steps lead down the side of the house to a private courtyard area, a sheltered and sunny section of the garden. To the rear of the property and access via the living room is a substantial terrace with fantastic far-reaching views over the estuary to the countryside in the distance, this is an ideal and private spot for al fresco dining in the afternoon sun. There is a further tiered lawned area enclosed by mature shrubs and trees at the lower level of the garden. Also accessed from outside is a large storage area located below the terrace.

37 Lower Warren Road is in need of modernisation throughout.

62 Fore Street, Kingsbridge, Devon, TQ7 1PP  
Telephone 01548 857474  
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[www.luscombemaye.com](http://www.luscombemaye.com)

**A substantial four bedroom detached house located in an enviable position within the popular market town of Kingsbridge enjoying beautiful estuary views.**

- Spacious Detached House
- Spectacular Views
- Single Garage
- Walking Distance to Town
- Four Bedrooms
- Driveway Parking
- In Need of Modernisation
- Arranged Over Three Floors
- Beautiful Estuary Outlook
- Nearby Countryside Walks
- Generous Plot

## 37 Lower Warren Road, Kingsbridge, TQ7 1LF

Approximate Gross Internal Floor Area = 175.8 sq m / 1893 sq ft

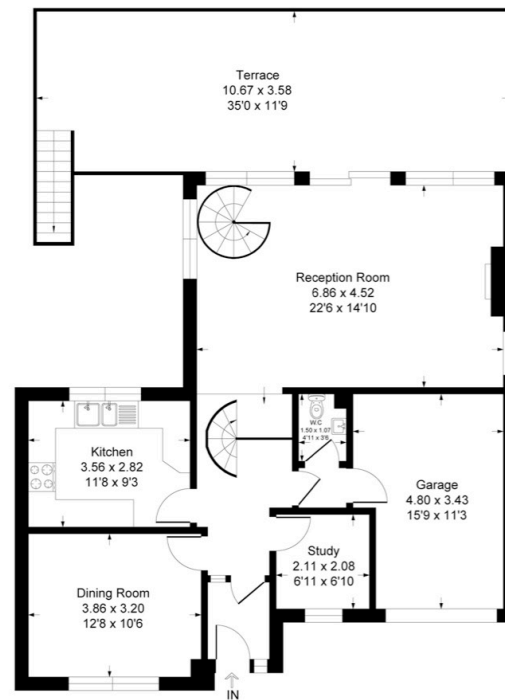
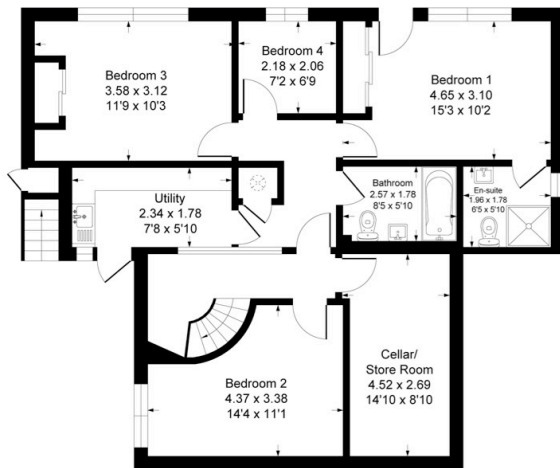


Illustration for identification purposes only, measurements are approximate, not to scale.



### SERVICES

Mains electricity, water and drainage. Gas central heating.

### COUNCIL TAX

The property is in Council Tax Band E

### TENURE

Freehold

### LOCAL AUTHORITY

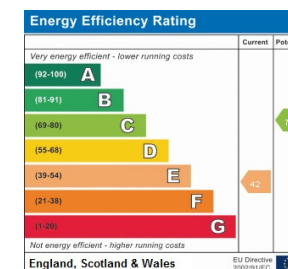
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857474.

### DIRECTIONS

From Kingsbridge Quayside head along the A379 towards Dartmouth and take the second turning on your left, Highfield Drive. Continue up the hill and take the second turning on the right on to Lower Warren Road continue down the hill for a short distance and the property is on the right.



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.