



CHARLES
HEAD



Well presented mid terrace two bedroom house located in the town with parking.

3 CHURCH CLOSE

Church Street, Kingsbridge, South Devon

£225,000

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Situated in a pleasant private cul-de-sac within a near level walk of the lower end of the main shopping street is this well presented mid terrace two bedroom house with parking. A door opens from the Living Room to a walled and fenced west facing courtyard garden providing a very pleasant low maintenance area to sit and enjoy the summer sunshine.

Within an easy walking distance of this central location are a number of amenities which include the bus stop, restaurants, public houses and coffee shops around the Town Square. A little further there is the Promenade beside the estuary with boats on pontoons and leading past the recreation ground is the Crabshell Inn. For those keen to be on the water a three and a half mile boat trip will take you to the visitors pontoons on Salcombe's Harbourfront and sandy beaches on the opposite shores of East Portlemouth. Golf courses are within ten miles and the coast with more beaches and spectacular clifftop walks is within six miles. Access to the A38 is eleven miles and the mainline railway station is at Totnes, twelve miles.

The house is of traditional cavity wall construction with a painted rendered exterior under a slate roof. The very pleasant gas centrally heated and double glazed accommodation comprises:

On the Ground Floor

Covered Entrance, door featuring coloured leaded glass opening to:

Hallway, with radiator, telephone point, meter Cupboard.

Living Room, with radiator, TV point, understairs cupboard, door and window to courtyard garden.

Kitchen, with a range of working surfaces, inset one and a half bowl sink, tiled surrounds, cupboards and drawers under, wall cupboards incorporating Neff extractor hood. Built in Neff appliances, electric oven with gas hob, washing machine, dishwasher, refrigerator and freezer, Worcester combination gas boiler supplying the central heating and hot water systems.



KITCHEN



LIVING ROOM



BEDROOM 1

On the First Floor

Landing, with linen cupboard, hatch to roofspace.

Bedroom 1, with built in wardrobe, radiator, TV point, view over Church Close.

Bedroom 2, with built in storage cupboard, telephone point, radiator, view over Church Street.

Shower Room, with a suite comprising walk in cubicle having a Mira thermostatic shower and glass sliding door, pedestal basin and WC. Mirrored cupboard and shaver point over basin, towel rail, radiator, extractor, part tiled.

Outside

To the front the garden areas are laid to gravel. The rear walled and fenced courtyard garden part decked and part paved having a timber shed is the perfect place to sit and enjoy the sun. A gate opens to a parking space within the cul-de-sac adjoining the garden.

SERVICES All main services connected.

COUNCIL TAX BAND C

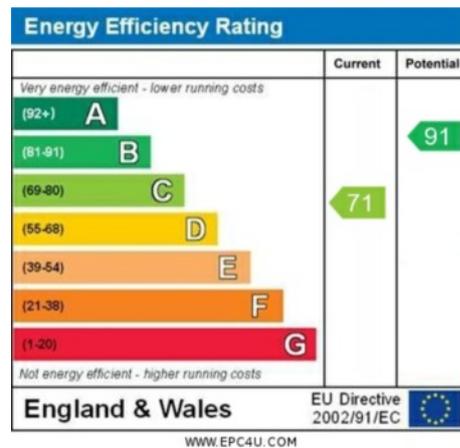
POSTCODE TQ7 1BU

Directions

Church Close is situated off the lower area of Church Street within the town's one way system.

Please Note

A Director of Charles Head & Son is a relation to the Executor of the Estate selling the property.



BEDROOM 2



BATHROOM



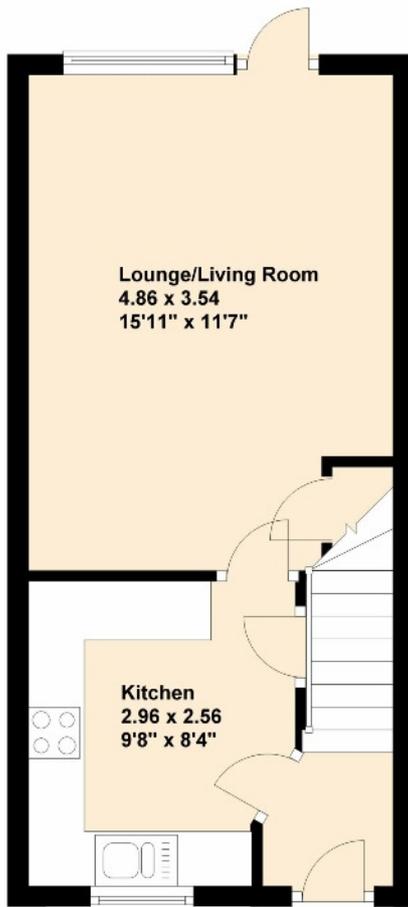
GARDEN



CHARLES
HEAD

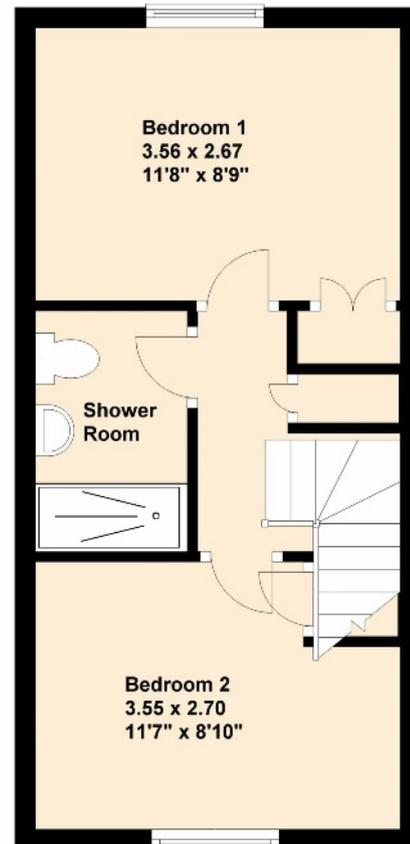
Ground Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 56.0 sq. metres (602.4 sq. feet)

DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

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