



CHARLES
HEAD



7 BARNFIELD WALK

Kingsbridge, South Devon

£155,000

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A mid terraced two bedroom house with first floor living accommodation offering opportunities for refinement. Positioned within an estate only a short walk from the town centre. The property, former local authority, benefits from a south facing fenced and graveled terrace and walled courtyard offering secure off road parking with double gates to the road.

The main shopping centre is short distance away offering a wide variety of shops and restaurants. Local amenities including schools for children of all ages, sports and health facilities are also available within the town. The slipway off the Quay Car Park provides access for the boating enthusiast to the Kingsbridge Estuary and Salcombe Harbour with its deep water moorings and sandy beaches. There are three golf courses within ten miles of Kingsbridge and much of the surrounding coastline is National Trust administered providing miles of clifftop walks between the sandy coves and beaches. Regular bus services run to Dartmouth, Salcombe, Plymouth and Totnes, the latter two having mainline railway stations.

The house is of traditional cavity wall construction with a rendered exterior under a slate roof. PVCu double glazed doors and windows have been fitted to the gas centrally heated accommodation which comprises:

Covered Entrance

Having bin store and meter cupboards. PVCu part glazed door leading to:

On the Ground Floor

Entrance Hall, with coat and boot recess, storage cupboard, understairs cupboard, telephone point, radiator.

Bedroom 2, over looking the graveled terrace.

Half Landing, with door to steps leading down to walled courtyard.



ENTRANCE HALLWAY



BEDROOM 2



COURTYARD / PARKING

On the First Floor

Landing, with airing cupboard containing the Worcester gas fired Combination boiler supplying the central heating and hot water systems, hatch to roof space.

Living Room, with radiator, TV point, corner shelving.

Kitchen, with view to the park having work surfaces, tiled surrounds, inset 1 ½ bowl single drainer sink top, cupboards and drawers under, wall cupboards and fume hood, Neff electric oven with gas hob, Fridgemaster refrigerator and deep freeze, Bosch washing machine and Dimplex fan heater.

Bedroom 1, with radiator, telephone point, fitted mirrored wardrobe and wall cupboards.

Bathroom, with a white suite comprising bath having electric shower and curtain over, basin and WC , Electric towel rail, two mirrored wall cabinets, fully tiled walls.

Outside

Double gates open into a wall and paved courtyard providing parking and sitting areas with light and tap. Block built shed. At the rear of the property a south facing fenced and graveled terrace.

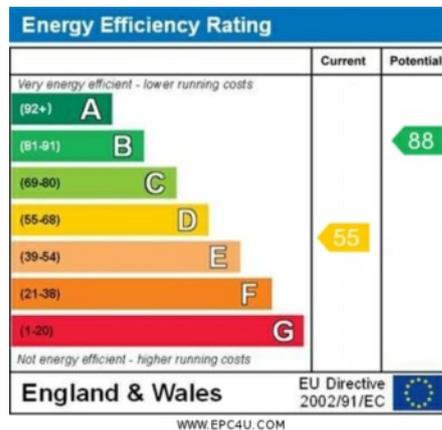
SERVICES All mains services connected.

COUNCIL TAX BAND A

POSTCODE TQ7 1QS

Directions

Barnfield Walk is approached off Cookworthy Road, 'the town's inner bypass pass road'. On entering Trebble Park, Barnfield Walk is situated on your left and number 7 is the second house on the left on entering the estate.



KITCHEN



LIVING ROOM



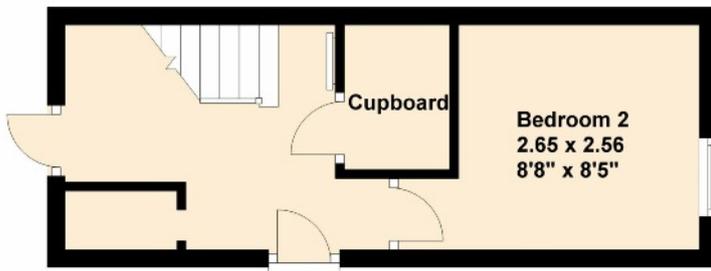
BEDROOM 1



CHARLES
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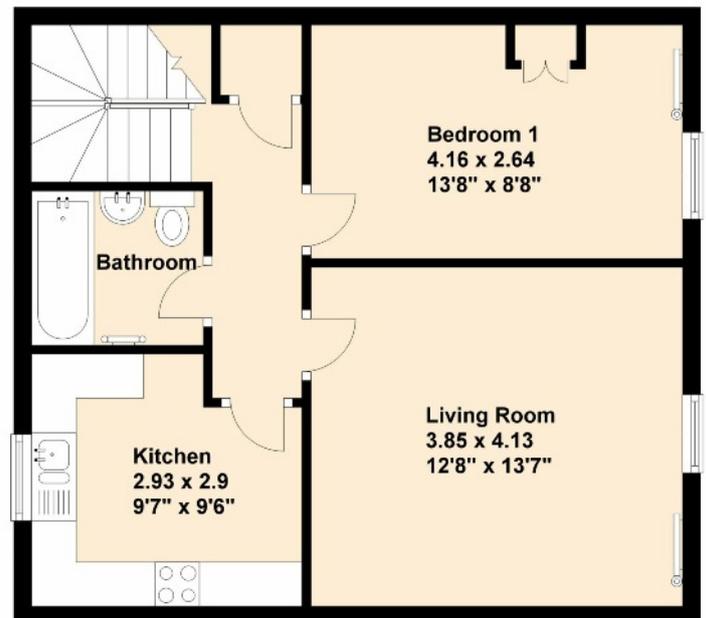
Ground Floor

Approx. 18.1 sq. metres (194.9 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 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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