



£400,000

3 Applegate Way, Kingsbridge, TQ7 1FL

The Property

Situated in a desirable residential area of Kingsbridge, this beautifully presented detached home offers modern, well-planned accommodation, ideal for families, professionals or those looking to enjoy life within easy reach of the town and surrounding countryside.

The welcoming entrance hall leads through to a generous dual-aspect sitting and dining room, filled with natural light and featuring French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units and integrated appliances, while a useful ground floor cloakroom completes the accommodation on this level. There are two good sized storage cupboards downstairs both with electric.

Upstairs, the master bedroom benefits from fitted wardrobe and a stylish en-suite shower room. Two further bedrooms provide flexible accommodation for family, guests or home working, the second bedroom has a large fitted wardrobe. They are served by a modern family bathroom.

Outside, the property enjoys a beautifully landscaped rear garden, thoughtfully designed for both relaxation and entertaining. It features a lawn, paved patio seating area, retractable awning and a versatile timber outbuilding, ideal for use as either a summer house, home office or garden store. To the side of the property, a private driveway provides off-road parking for several vehicles.

Combining contemporary living with a convenient location close to Kingsbridge's amenities and beautiful South Hams countryside, this is a superb home ready to move straight into.





Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold with communal managed areas. Annual estate charge of £298.73 for maintenance of communal green areas.

Services: Mains water, sewerage and electric. Gas central heating.

EPC Rating: B

Council Tax: Band D

Construction Type: Standard brick wall construction. The roof is tiled.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.





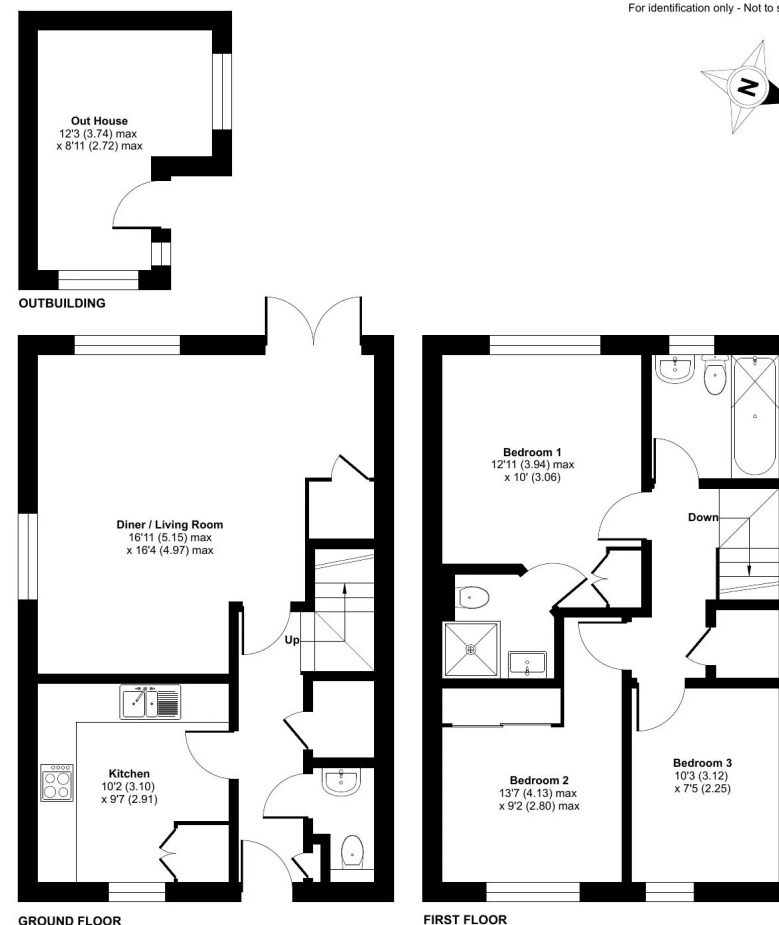
Applegate Way, Kingsbridge, TQ7

Approximate Area = 930 sq ft / 86.3 sq m

Outbuilding = 91 sq ft / 8.4 sq m

Total = 1021 sq ft / 94.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Kingsbridge - Sales

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