

£270,000

FOR SALE



3 Bedroom Terraced House - Kingsbridge

- ❖ 3 bedroom house
- ❖ Beautifully presented
- ❖ Kitchen/Diner
- ❖ Modern bathroom
- ❖ Town Centre Location
- ❖ Enclosed Garden
- ❖ Additional wet room
- ❖ Gas Central Heating
- ❖ Tax Band B
- ❖ EPC Rating C



3 Trebblepark Walk, Kingsbridge



Property Summary:

A beautifully presented 3 bedroom family home in the centre of Kingsbridge. This property benefits from an easy to maintain garden, 3 good-sized bedrooms, a kitchen/diner and separate lounge. Perfect buy-to-let, family home or first time buy.

About the Area:

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.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk

The Property:

3 Treblepark Walk is a perfect family home in a town centre location and close to all the amenities and both schools. The property is ready to move into as it is beautifully maintained and benefits from a fully enclosed garden. The property comprises;

Enter the property into a welcoming hallway with stairs to the first floor. There is plenty of space to hang up coats and for shoe storage with additional storage under the stairs.

The kitchen/diner is to the left and consists of a range of white wall and floor units with wood effect worksurface above. There is room for a washing machine, tumble dryer and undercounter fridge as well as integrated double oven and grill and separate electric hob meaning all your kitchen requirements are met. There is also space for a good-sized breakfast table and a window to bring in natural light.

The reception room is a large, bright and spacious room with double doors to the conservatory and benefits from a wall-mounted gas fire keeping the room toasty warm on a winters day.

The conservatory is a fantastic addition to the property to give you extra space downstairs for perhaps a home office, kids playroom or just a place to enjoy the peace and quiet whilst overlooking your garden. The French doors lead to the garden and a further internal door leads to a large storage shed.

Also downstairs, there is the added benefit of a fully tiled wet room.

Upstairs:

Up the stairs and there is a good-sized landing with loft access and built in airing cupboard.

Bedrooms 1 and 3 overlook the garden at the rear with Bedroom 1 being a good-sized double and Bedroom 3 being a large single room. Bedroom 1 also has the added benefit of built in wardrobes for storage.

Bedroom 2 is a small double with window overlooking the front of the property and is a lovely bright room.

The Family Bathroom is equipped with a white suite of bath, WC and frosted glass basin. The bathroom is modern and clean and also has an obscure glass window to bring in light as well as a heated towel rail.

Outside:

To the front of the property, there is a small garden laid with astro turf for easy maintenance and space for a small storage shed. The current owner has decorated it beautifully to present a really welcoming entrance.

To the rear, the enclosed garden is paved with raised beds holding established shrubs and plants which adds colour to this sun trap of a garden. There is a gate to the back to give you handy rear access also.

Services & Further Information:

Tenure: Freehold

Services: Mains water, electric and gas. Gas Central Heating.

Broadband Speeds: Superfast Broadband available with speeds of 80Mbps (Ofcom).

EPC Rating: C

Council Tax Band: B

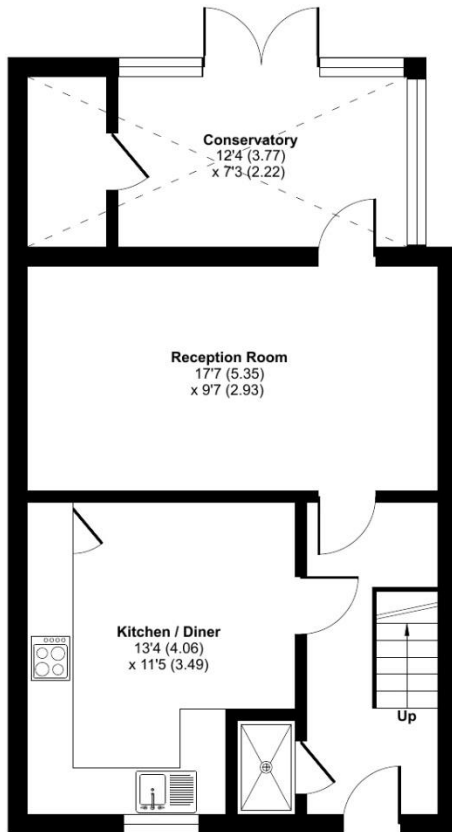
The Property is of Standard Construction.

Please note that this property was built for South Hams District Council and may not be used as a holiday or second home but would make a perfect first time buy or a buy-to-let investment.

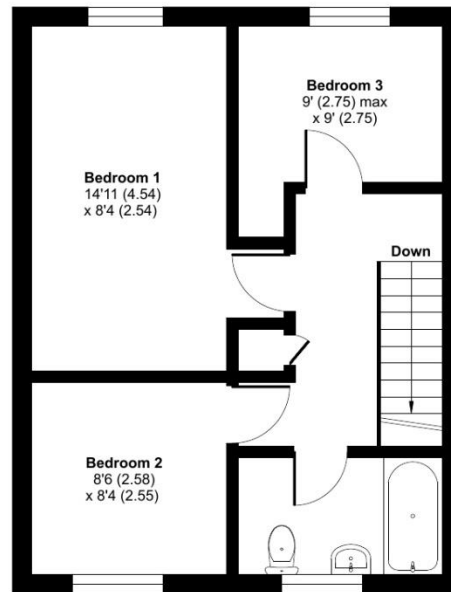
Treblepark Walk, Kingsbridge, TQ7

Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1160086



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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