

£245,000

FOR SALE



3 Bedroom Terraced House - Kingsbridge

- ❖ 3 bedroom terraced house
- ❖ Town Centre Location
- ❖ South-Westerly Facing Garden
- ❖ Allocated Parking
- ❖ No Onward Chain
- ❖ Council Tax Band B
- ❖ EPC Rating C



21 Barnfield Walk, Kingsbridge



Property Summary:

Bright and airy three-bedroom mid-terrace in a prime Kingsbridge location, just a short walk from the quay, schools, and local amenities. With a spacious kitchen diner, low-maintenance garden, and a practical layout, it's perfect for families or first-time buyers! There is no onward chain on this property.

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:

21 Barnfield Walk is a well-presented, bright, and airy three-bedroom mid-terrace house, situated in a sought-after area of Kingsbridge. It is just a short stroll to the quay, local amenities, and schools, making it an ideal spot for families or anyone looking to be close to everything the market town has to offer. The property comprises;

Step through the UPVC front door into a welcoming hallway with handy under-stair storage and direct access to the reception room.

The reception room is a comfortable size, with a big front window and laminate flooring. An archway leads you into the spacious kitchen/diner, which has plenty of worktop space, wood cabinets, and a sink with drainer. The kitchen comes with integrated appliances, including an oven, hob, and extractor fan. There's also room for a fridge freezer, plus plumbing for a dishwasher and washing machine. From here, you can head out to the back garden.

First Floor:

Upstairs, the landing has a large built-in double wardrobe, access to the loft, and doors to all the bedrooms.

The main bedroom is a good-sized double with a rear-facing window. The two other bedrooms are to the front of the property. The second bedroom is another double bedroom and the third bedroom is a good-sized single room.

The bathroom is fitted with a four-piece suite, including a bath, hand wash basin, low-level WC, and a walk-in shower.

Outside:

Outside the property boasts an enclosed south-west facing rear garden, storage and allocated parking. The back garden is mostly paved, with a concrete storage area and garden shed which houses the boiler.

This home is ideal for a family or first-time buyers, offering plenty of space and a practical layout. The property is vacant and has no onward chain.

Further Information & Services:

Tenure: Freehold

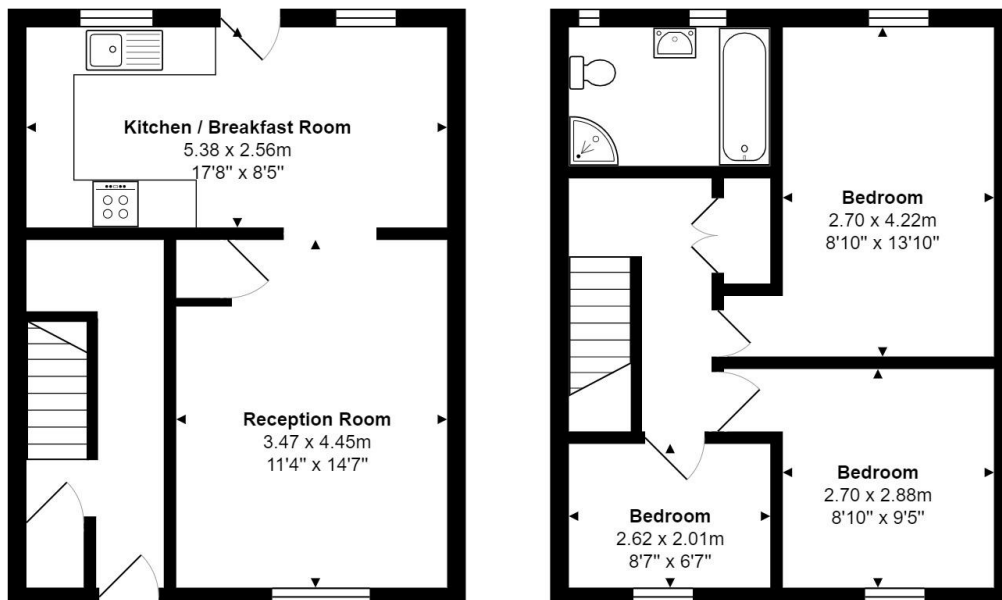
Services: Mains electricity, water and drainage, gas central heating.

Council Tax: The property is Council Tax Band B

EPC Rating: C

Broadband Speeds: Superfast broadband available with speeds up to 80Mbps (Openreach)

This property is made of standard construction.



Total Area: 77.7 m² ... 836 ft²

All measurements are approximate and for display purposes only



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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