



A beautifully presented five bedroom detached house with off street parking, garage, workshop and gardens

1 Manor Gardens, Kingsbridge, Devon, TQ7 1BJ

£595,000 Freehold



Beautifully refurbished detached home • 4/5 bedrooms • 3 bath/shower rooms • Elevated position overlooking Kingsbridge • Single garage, parking and workshop • Fabulous terrace and balcony • Walking distance to the town centre •

Local Information

Kingsbridge is a sought after market town in the heart of the South Hams and at the head of the Kingsbridge and Salcombe Estuary. It offers a wonderful range of independent shops, restaurants, pubs and cafes, in addition to a cinema, a leisure centre, a medical centre and 2 supermarkets. The town boasts the excellent and highly respected secondary school Kingsbridge Academy (KCC) which has been rated as outstanding by Ofsted. The glorious South Hams offers an abundance of rolling countryside and sandy beaches and the popular surf beach at Bantham is about 5 miles distant. There are coastal and countryside walks in abundance and the popular sailing towns of Dartmouth and Salcombe are nearby.

About this property

Built 18 years ago, 1 Manor Gardens is a lovely and beautifully presented family home, offering wonderfully light and spacious accommodation. The flexible and versatile accommodation is arranged over two floors with the ground floor comprising a lovely guest bedroom with en suite shower room and three further double bedrooms, a family bathroom and a utility room. The main bedroom with en suite shower room is situated on the first floor as is the well-appointed kitchen, double length living room and cloakroom. The kitchen is fitted with a good range of units and integral appliances include a Range cooker, dishwasher and fridge/freezer. The bright and spacious living room with exposed oak flooring benefits from

wonderful views across the town and surrounding countryside. There are two sets of double sliding doors in the living room, one leading to the large balcony overlooking the front of the house and the second set leading to the rear terrace and garden. The living room is complemented with a wood burning stove set in a recess.

1 Manor Gardens is approached via a shared driveway which leads to a private parking space for two vehicles,. The drive through garage allows access to the rear garden where you could keep a small boat. To the rear of the house is a full width stone walled terrace with built in chimney BBQ and raised flower beds. There is a large shed in the garden which has planning consent for a replacement permanent garden room / garden workshop. See South Hams District Council website, planning ref: 1614/19/HHO. *The permission states the work must be begun not later than three years from 30th August 2019.*

Directions

Proceed from Kingsbridge town centre up Fore Street, continuing to the top. Once at the T-Junction, turn right and continue past Montagu Close. Take the next left into Manor Park and Manor Gardens will be found further along on the left. Continue to the end of Manor Gardens and #1 will be found straight ahead.

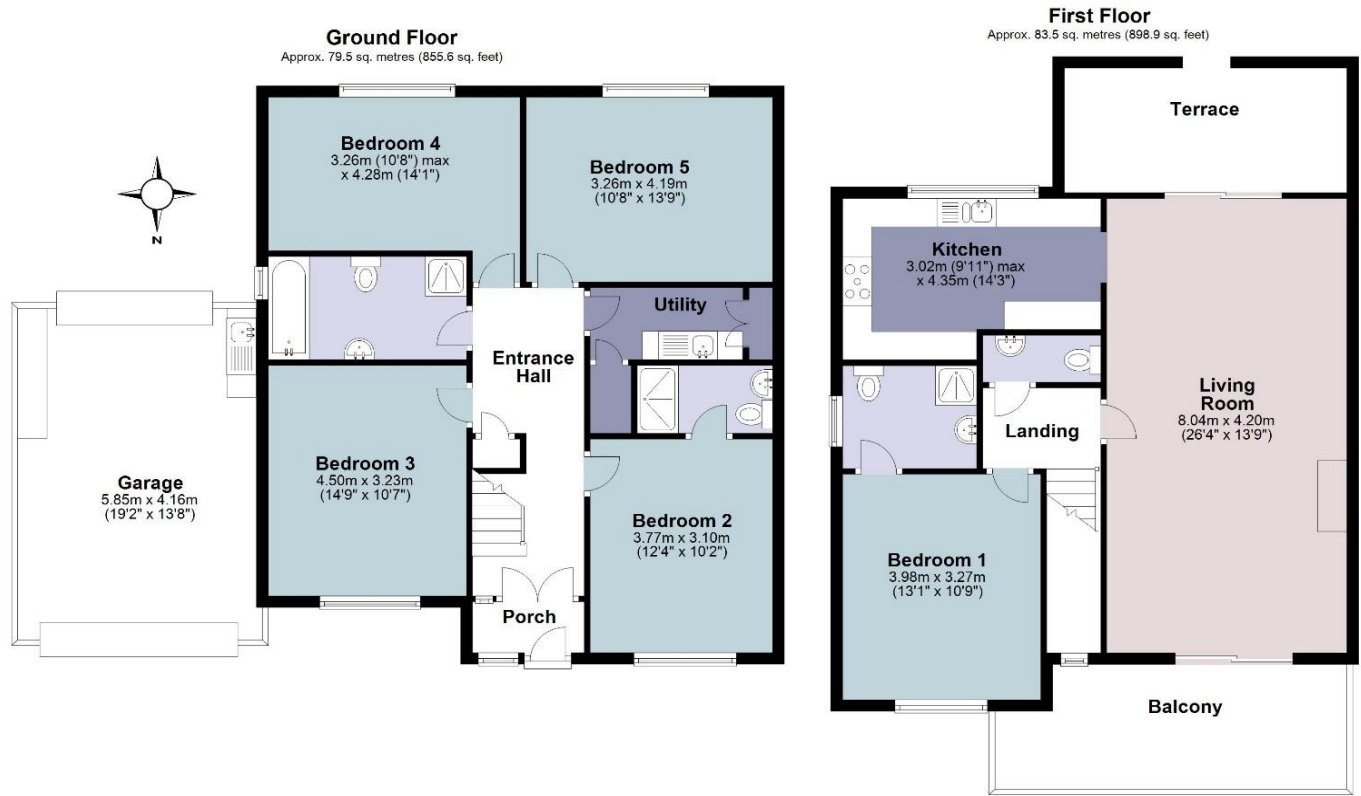




1 Manor Gardens, Kingsbridge, Devon, TQ7 1BJ
Gross Internal Area: 1635.7 sq ft, m²
Local Authority: South Hams District Council, Band D
Energy Performance: EPC Rating C
Services: Mains water, electricity, gas and drainage

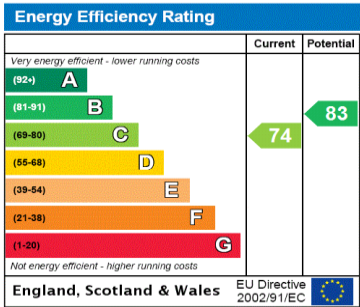
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Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams
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Total area: approx. 163.0 sq. metres (1754.6 sq. feet)

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