

10 KINGSLEY ROAD

KINGSBRIDGE, DEVON




JACKSON-STOPS

10 KINGSLEY ROAD, KINGSBRIDGE, DEVON, TQ7 1EY

TOTAL APPROX. FLOOR AREA 226.0 SQ. METRES (2432.1 SQ. FEET)

A beautifully presented Edwardian semi-detached house with five double bedrooms, two bathrooms, generous artist’s studio offering potential for annexe and gardens.



DISTANCES

TOTNES TRAIN STATION 12 MILES
A38 10 MILES
BANTHAM BEACH 4 MILES
SALCOMBE 5 MILES

GROUND FLOOR

- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Kitchen / breakfast room
- 33’ office / artist’s studio with adjoining bedroom and bathroom

FIRST FLOOR

- Four double bedrooms
- Family bathroom
- Cloakroom
- Study

OUTSIDE

- Vehicular access to the rear garden
- Front and rear gardens
- Outhouse and shed



LOCATION

10 Kingsley Road is situated close to the heart of this vibrant town and is within walking distance of all Kingsbridge has to offer, including the estuary, a wonderful eclectic mix of independent shops, cafés, delis, pubs and restaurants, two supermarkets, a cinema, a leisure centre with swimming pool, and Kingsbridge Academy, a highly regarded secondary school. Surrounded by rolling countryside and the spectacular South Devon coastline, Kingsbridge provides an ideal base from which to enjoy sailing, walking and a host of other outdoor pursuits. The sheltered estuary offers excellent boating and paddleboarding opportunities, whilst nearby, glorious sandy beaches and the South-West Coast Path are all within easy reach.

The popular waterfront towns of Salcombe and Dartmouth, together with the historic market town of Totnes, are all easily accessible, making Kingsbridge an exceptional place from which to enjoy the very best of the South Hams. A lively calendar of events runs throughout the year, with highlights including the Kingsbridge Food & Music Festival, Fair Week, and the renowned Kingsbridge Show.



Regular farmers’ markets, concerts, exhibitions and community events contribute to the town’s welcoming atmosphere and strong sense of community. Communications are excellent, with the A38 being about 10 miles and the train station at Totnes, which provides a regular service to London in about 2 hrs 40 mins, being about 12 miles.

THE PROPERTY

A beautifully presented and substantial Edwardian residence, rich in original character and extending to almost 2,500 sq ft of bright, colourful and spacious accommodation

arranged over two floors. A generous entrance hall provides an impressive first impression and leads to the elegant sitting room, where a triple bay window floods the room with natural light. Double doors open into the dining room, which can also be accessed directly from both the hallway and the kitchen, creating an excellent flow for everyday living and entertaining. The kitchen is fitted with a good range of units and integrated appliances including two ovens, a microwave, gas hob, as well as a freestanding dishwasher, fridge and freezer, together with the added benefit of a useful pantry store. A superb extension creates an outstanding 33’ artist’s studio with doors opening directly onto the terrace and rear garden.



Off the studio is a double bedroom, bathroom and utility cupboard, offering excellent potential as a self-contained annexe for multi-generational living, guest accommodation or those working from home. Stairs rise to a galleried landing on the first floor and four double bedrooms, a separate study, a well-appointed family bathroom featuring both bath and separate shower, together with an additional cloakroom.

OUTSIDE

Outside, the property enjoys mature, well-established gardens with a full-width terrace. A driveway to the side provides a right of access to the rear garden, where double gates open onto the terrace, and the garden beyond. Outbuildings include a garden shed and store.



DIRECTIONS (TQ7 1EY)

From the filling station in the centre of town, go uphill and take the A381 towards West Alvington and Salcombe. Take the second left into Waverley Road, and Kingsley Road will be found further along on the left-hand side.

What3words – //speaking.impressed.landowner

PROPERTY INFORMATION

Services: All mains connected, CH via radiators

Tenure: Freehold

Local Authority: South Hams District Council 01803 861234

Council Tax Band: C

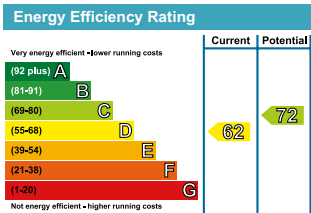
EPC rating: D

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222

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Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

EXETER

01392 214222

exeter@jackson-stops.co.uk

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