

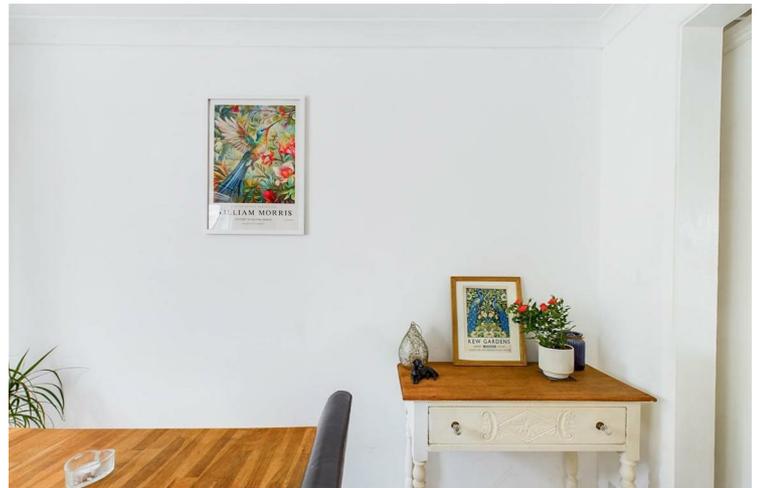


23 MANOR PARK KINGSBRIDGE

£325,000
FREEHOLD

Welcome to 23 Manor Park, a charming and well-appointed property with a delightful blend of modern amenities and scenic views. As you enter the home, you are greeted by an inviting entrance hallway. The ground floor features a spacious, open-plan living and dining area. This bright and airy space is enhanced by a large window that offers views of Kingsbridge, making it an ideal spot for relaxation. The living room is anchored by an electric fireplace, adding warmth and comfort. The dining area seamlessly connects to the newly fitted kitchen, which boasts an abundance of wall and floor cabinets, providing ample storage and functionality. Adjacent to the kitchen is a versatile utility area that can easily be transformed into a conservatory, offering access to the beautiful garden. The garden features a charming courtyard with seating and steps leading up to a lawn. A gate at the top of the garden opens to a pathway that leads to the garage. It also connects to a footpath to the top of town.

On the first floor, you will find three bedrooms, including two generous double rooms and a cosy single room. The family bathroom is well-equipped with a shower over the bath. Completing this property is a shared driveway with parking and single garage. 23 Manor Park is a property that combines comfort and style, making it an ideal choice for those seeking a home with both charm and convenience. NO CHAIN



- No chain • Electric fire creating a cosy atmosphere • Parking on a shared driveway • Primary school nearby • Perfect as a first time home, permanent residence or investment opportunity

Full Description

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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating.

EPC: Current C (70) Potential B (84)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep. Directions: As you enter Manor park, continue down the hill to the bottom and on the right hand side you will find number 23.

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect



- Newly fitted modern kitchen
- Lovely garden
- Single Garage
- Town and countryside views
- Walking distance into the town centre

your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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