23 LOWER WARREN ROAD KINGSBRIDGE

£795,000

FREEHOLD

A spacious 4 bedroom detached property with uninterrupted water and countryside views in a sought after location in Kingsbridge.

• Large detached property in a sought after location • No onward chain • Walking distance into the town centre and local schools • Solar Panels and EPC rating of C • Two garages and driveway parking • Versatile accommodation • Uninterrupted water and countryside views

Full Description

23 Lower Waren Road is a well-appointed, detached property in a prime location in Kingsbridge. Ideally situated within walking distance of town amenities, primary and secondary schools, and the Salcombe and Kingsbridge Estuary, this home offers a blend of spacious living and scenic surroundings, with water and countryside views from multiple vantage points. The kitchen and dining room, which seamlessly opens onto a westerly-facing balcony. This area, perfect for hosting or casual dining, enjoys panoramic water views and provides a delightful space to enjoy the evening sun. Adjacent is the living room, featuring a charming log burner and also offering direct access to the balcony, creating an ideal indoor-outdoor flow.

The property offers four generously sized bedrooms, one of which includes built-in wardrobes and access to a second balcony with water views. Two of the ground-floor bedrooms open directly onto the garden, enhancing the connection to the outdoor spaces. The layout is complemented by two bathrooms, a spacious entrance hallway, a utility room, a versatile games room, and two garages.

The garden is a standout feature, with a large patio area, a vegetable patch, lawn with a mature tree, and several private spots to relax or entertain, all with water views. Its south-westerly orientation ensures plenty of sunlight throughout the day. To the front, is a private driveway for multiple cars, access to the garage and log store.

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.

Tenure: Freehold

Services: Mains Electricity, Water And Drainage. Gas Central Heating. Solar Panels and Powerwall Battery.

Council Tax Band: F

EPC: Current C (80) Potential B (82)

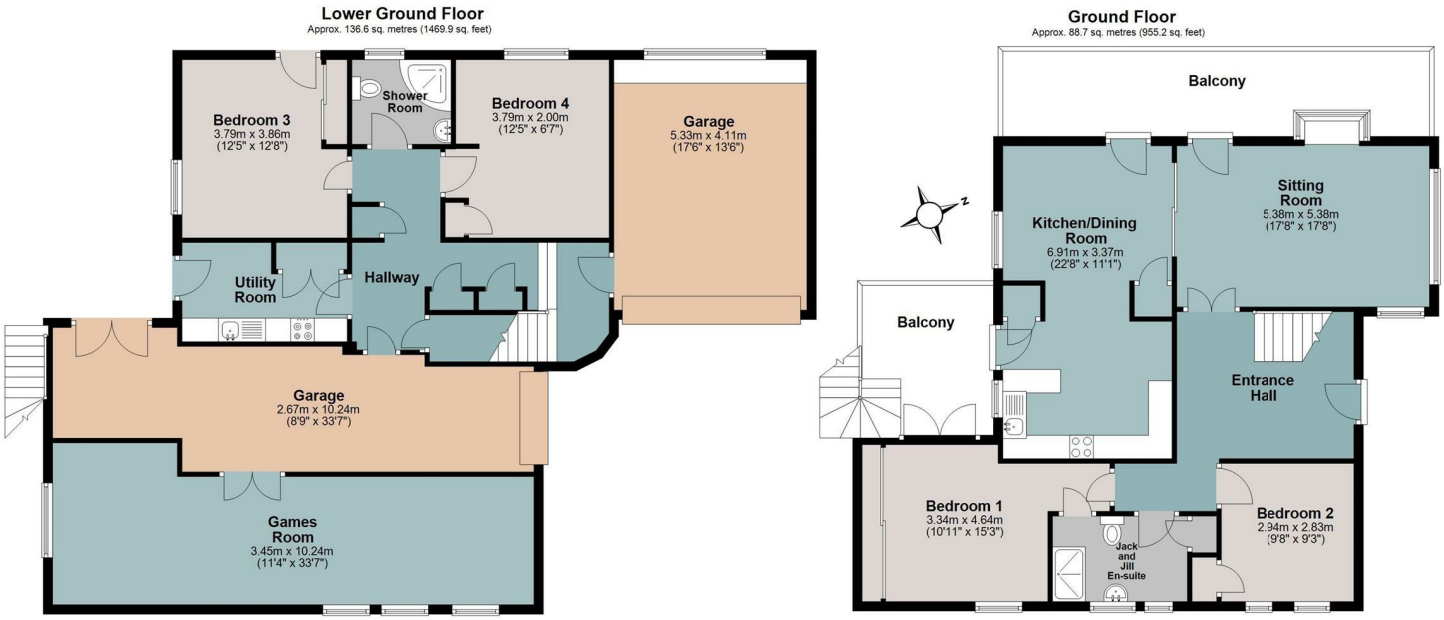
Directions: From the promenade continue along Embankment Road turning left onto Highfield Drive. Continue up the hill and turn right onto Lower Warren Road, No.23 is located on the right hand side.

What Three Words: ///always.binds.remarks

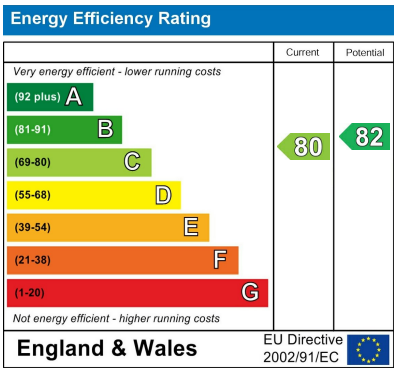
IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any

• South Westerly facing garden • South West facing garden and balconies • Walking distance to Salcombe & Kingsrbridge Estuary

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 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.



Total area: approx. 225.3 sq. metres (2425.1 sq. feet)



EPC Rating: C Council Tax Band: F

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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