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17 WAVERLEY ROAD

KINGSBRIDGE

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TQ7 1EZ



17 WAVERLEY ROAD

GROUND FLOOR

Entrance Hallway | Lounge | Open-Plan Kitchen/Dining Room

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 |
Bedroom 3

EXTERNAL

Front Garden | Rear Garden | Parking Available Nearby | Utility/
Store Room



“A spacious 3 bedroom property within walking distance of town centre”...

Step into 17 Waverley Road, where comfort meets timeless character. Enter through the internal porch into the entrance hallway, leading to the living room. The living room is a versatile area, cleverly divided into two distinct zones. One side is a bright, airy space with a feature fireplace—perfect for relaxing or entertaining. Adjacent to it, the snug area exudes a warm and cosy atmosphere, enhanced by a log-burning stove. Wooden sliding doors connect this space back to the hallway, adding both style and functionality.

- Original feature fireplaces in 2 bedrooms
- Solar panels and underfloor heating in Kitchen and bathroom
- Great community in the neighbourhood
- Gardens with morning and evening sun

From the snug, a few steps lead you into the heart of the home—the open-plan kitchen and dining room. The kitchen showcases an exposed stone wall, hand-made mosaic wall, stylish floor cabinets, and modern built-in appliances while the dining area benefits from ceiling windows that flood the space with natural light. A rear door opens directly to the garden for convenient outdoor access.

Upstairs, the first floor offers three bedrooms and a family bathroom. Bedroom 1&2 are generously sized, each featuring built-in wardrobes and charming fireplaces that add character. The third bedroom is ideal as a single bedroom, or home office. The family bathroom includes a shower over the bath. Outside, the property boasts a front courtyard and private rear garden with a patio and lawn. There is a utility/store room which can be accessed via the back garden. Parking can be found outside the property.

This has been a lovely family home for years with a great neighbourhood and walking distance to the secondary school and town centre.



TOTAL APPROXIMATE AREA: 113.5 SQ METRES 1222 SQ FT



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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 D (67) Potential B (83)

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: From the town centre take the exit towards Salcombe and A381. As you go up the hill take the second left turn up Waverley Road. The property will be on your left.

What three words: ///engaging.basics.shelved

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles