



2 Waterloo Place,  
Kingsbridge

# 2 Waterloo Place,

Duncombe Street, Kingsbridge, TQ7 1LX

Salcombe 6 miles Totnes 13 miles Dartmouth 13 miles

- Sitting room
- Dining room
- Kitchen
- Cellar
- Utility room
- Four Bedrooms
- Garden

**Guide price £349,950**

The property is in Duncombe Street, a favoured part of the town, being just yards from the pretty Duncombe Park and within just a few minutes walk from the primary school and many other amenities that the town has to offer. The market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming pool, numerous sports and fitness facilities, medical centre and community hospital, library, schools and churches. There are boat moorings and slipways at the head of the estuary whilst the area has an abundance of sandy beaches and coastal and countryside walks, The popular sailing towns of Dartmouth and Salcombe are within easy reach.

We understand that the property is from the Georgian era of the early 1800's and has white painted external elevations beneath a slate roof. It affords particularly gracious and well-proportioned accommodation with many features of the period, including shuttered sash windows to the front facade and high ceilings throughout.

It is available with IMMEDIATE VACANT POSSESSION and the accommodation briefly comprises:-

## GROUND FLOOR

The property is accessed via a red part-glazed entrance door which leads to the:

**ENTRANCE HALL:** a spacious reception to the property with staircase to first floor and doors leading to all rooms and the



A spacious Grade II Listed house with well-proportioned, family-sized accommodation close to the town centre.





cellar. Off to the right is the:  
**SITTING ROOM:** a well-proportioned room with shuttered window to front and open fireplace with tiled surround and hearth.  
The **DINING ROOM** also has a shuttered window to the front and an archway which leads to the:  
**KITCHEN:** fitted with a range of units with a 1.5 bowl sink unit with adjoining work surfaces and storage cupboards under. Built-in larder cupboard and shelved storage cupboard. Plumbing for automatic washing machine. **UTILITY ROOM:** with corner sink unit. Gas boiler (hot water and central heating). Plumbing for automatic washing machine. Stable-type door to outside.  
**SEPARATE WC.**

### **LOWER GROUND FLOOR**

Cellar running the entire width of the property and with a slate, flagstone flooring.

### **FIRST FLOOR**

**HALF LANDING:** Airing cupboard with factory lagged copper cylinder and immersion heater.

All four **BEDROOMS** are of a good size with the primary two rooms having built-in wardrobes whilst bedroom 4 enjoys a rear aspect overlooking the garden and Duncombe Park.

**BATHROOM:** Panelled bath with electric shower over, wash basin and WC.

### **OUTSIDE**

To the front of the property is an unusually large lawned garden with cast iron railings and a pathway leading to the front door. To the rear of the property is a delightful and particularly sunny, south facing paved courtyard with a large **OPEN FRONTED STORAGE AREA**. A gate leads to a path which gives access to Bellevue Road.

### **SERVICES**

All main services connected.

### **COUNCIL TAX**

Currently band E.

### **TENURE**

Freehold.

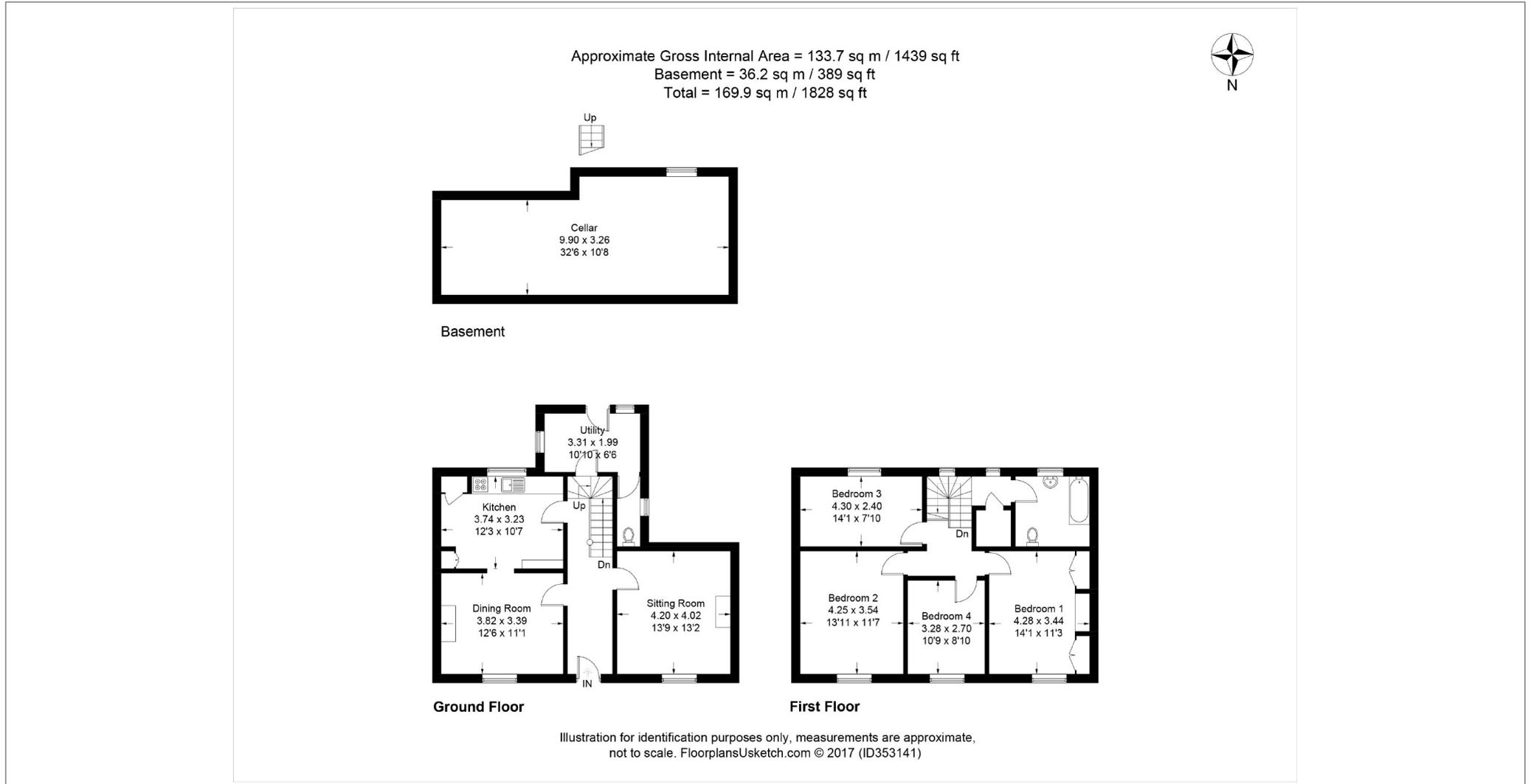
### **VIEWING**

At the request of the vendors, strictly by appointment please through Stags (Kingsbridge office) 01548 853131.

### **DIRECTIONS**

From the centre of Kingsbridge, proceed up Fore Street and bear right into Duncombe Street. Follow this road down over the hill and Waterloo Place will be found a few yards past the car park on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



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