



8 Church Park
Kingston, Devon, TQ7 4QB

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





Offers in excess of £375,000

A charming bungalow located in Kingston village, a true rural gem of the South Hams, and just a short distance to the sublime Wonwell Beach. This 3 bedroom home is set in a generous plot with delightful wrap around gardens, single garage and driveway for off-street parking.

ACCOMMODATION

An entrance porch opens to an inner hall providing access to the accommodation, store cupboard and guest cloakroom. The spacious reception has a triple aspect with patio doors leading out to the rear garden and a feature fireplace. The kitchen has a rear aspect with garden views, an array of matching base and wall units, a large pantry and appliances including a larger fridge, ceramic hob, oven, tumble drier, dishwasher and washing machine. Bedroom 1 has a rear aspect with garden views and fitted wardrobes. Bedroom 2 has a rear aspect with garden views. Bedroom 3, currently used as a dining room, has a side aspect window. The modern shower room is arranged with a walk-in shower, wc, basin and heated towel rail.

OUTSIDE

The property enjoys a generous plot. A drive provides off-street parking leading to a single detached garage. The rear and side gardens are predominantly laid to lawn with two patio areas and perimeter hedging and timber fencing.

LOCATION

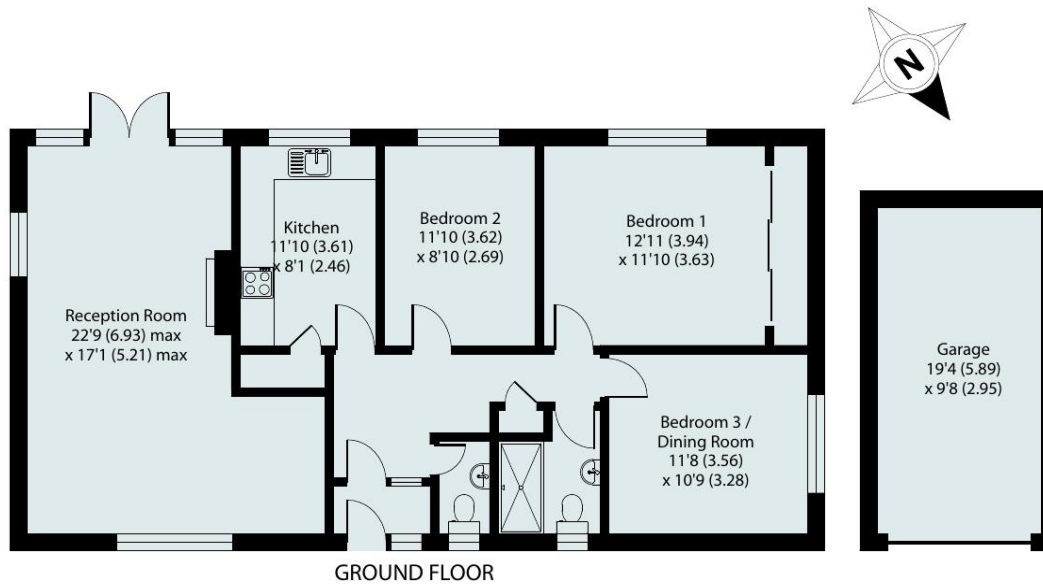
Kingston is a peaceful and unspoilt South Hams village, which is made predominantly of pretty Devon cottages, many being thatched and which has a thriving community for all age groups. It has a well-known village inn, The Dolphin and a church. The village lies some three to four miles south of the Georgian town of Modbury, which is well provided with a range of local shops. For more comprehensive shopping centres Kingsbridge is to the south east and Plymouth, which is within easy commuting distance, is to the north west. The coast is within a mile at Wonwell Beach and nearby there are other beaches and coves, as well as fine cliff top and coastal walks, and an 18 hole golf course at Bigbury. There is sailing at Salcombe, Newton Ferrers and on the Erme estuary, and to the north there is Dartmoor National Park.

KEY FEATURES

- Sought after village within the South Hams
- Just a mile from the stunning Wonwell Beach
- Three bedrooms
- Triple aspect reception room
- Generous plot with wrap around garden
- Driveway parking with single garage

BEDS 3 | BATHS 1 | RECEPT 1 | EPC D

Approximate Area = 1054 sq ft / 97.9 sq m
Garage = 186 sq ft / 17.3 sq m
Total = 1240 sq ft / 115.2 sq m
For identification only - Not to scale



SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating.

TENURE

Freehold.

COUNCIL TAX

South Hams District Council. Band E.

VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury Office)
Tel: 01548 831163. Please contact the office to make an appointment.

DIRECTIONS

From Modbury, continue on the A379 towards Kingsbridge for around half a mile then turn right following the signs for Bigbury on Sea. After approximately one mile, turn right off this road following the signs for Kingston. Proceed for approximately half a mile, and then turn left following the signs for Kingston. At the next junction turn left again. On reaching the village turn onto Church Park where the property is located on the right.



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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