



52 NORTHVILLE PARK
KINGSBRIDGE, Devon TQ7 1AR


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

52 NORTHVILLE PARK

Nestled in a peaceful cul-de-sac location within easy walking distance of town and local amenities is this stylish, modern detached house which offers a perfect blend of comfort and convenience. The house has been well maintained and exudes a bright and welcoming atmosphere throughout and is ready for someone to put their mark on it.

The accommodation comprises entrance hall, cloakroom, lovely spacious dual aspect sitting and dining room with fireplace, under stair storage and double sliding doors opening onto the rear garden. The kitchen is well equipped with a comprehensive range of modern ivory base and wall units with some integrated appliances and access door to the garden.

Upstairs are 2 doubles and 1 single bedroom which is currently used as a home office/study. The principal bedroom has 2 windows looking out to the front, fitted wardrobes, and a useful over stairs cupboard. The single also has a fitted wardrobe. There is also a fully tiled family bathroom with both bath and separate shower cubicle and a built-in airing cupboard on the landing.

Outside front is a pretty rockery garden with established plants and flowers and driveway parking in front of the garage. Access around the side takes you into the private rear garden which has steps up through the different levels, bound by timber fencing and hedging at the top which backs onto open fields beyond. There are also plenty of well-established shrubs, plants and bushes.

Don't miss out on the opportunity to make this property your own and enjoy the tranquillity and comfort it has to offer.

Contact us today to arrange a viewing and experience the charm of this wonderful home for yourself.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.



PROPERTY DETAILS

Services

Mains electricity, gas, water and drainage. Gas central heating.

EPC Rating - D

Current: 67, Potential: 78

Council Tax - Band D

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Detached, well-presented property
- Open plan sitting and dining room
- Modern fitted kitchen
- 2 double and 1 single bedrooms
- Garage and driveway parking
- Private rear garden
- Short walk into town
- Could be extended over the garage to make a 4-bed (STP)

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions -what3words - rewrites.grades.inspector

From our office on Fore Street continue up the hill going straight over at the junction onto Stentiford Hill. Take the first left turn into Archery Close then left again into Northville Park, No.52 will be found near the end of the cul-de-sac on the right-hand side.

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

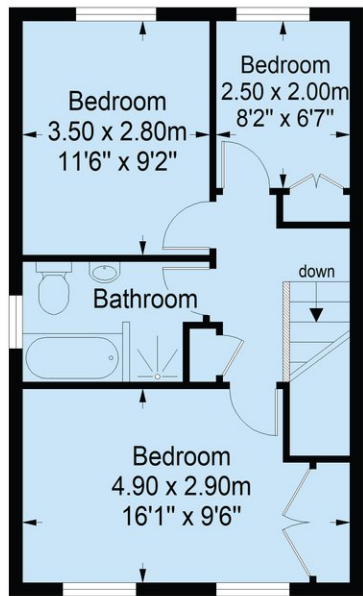
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.

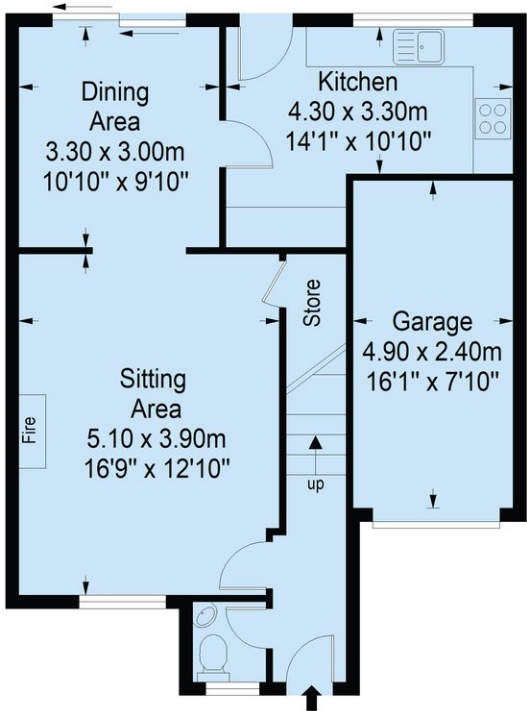


FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor



Ground Floor

Total area 91 Sq.m
(983 Sq.ft) Approx.
(Excluding Garage)



IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. 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.