



11 FROGMORE TERRACE

Kingsbridge, TQ7

Guide Price £299,950

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The Property:

Entering the property, an inner hallway provides space for coats and shoes, together with useful understairs storage space. From here, a door opens into the main living area, a bright and welcoming dual-aspect room with windows to both ends, allowing plenty of natural light to flow through. The room offers clearly defined sitting and dining areas, complemented by attractive Karndean flooring and a feature gas fire with decorative surround, creating a warm and comfortable focal point.

To the rear of the property, the kitchen is fitted with a range of units and benefits from an integrated fridge freezer, integrated dishwasher, Belling range cooker with gas hob and electric ovens, extractor hood, and space and plumbing for a washing machine. A sink positioned beneath the window overlooks the garden, while a useful cupboard houses the boiler. The kitchen is continued into a conservatory, providing valuable additional living space and offering flexibility as either a dining area, garden room or home office.

Outside, the garden is accessed via a communal pathway serving the neighbouring properties. Although not directly attached to the rear of the house, the garden is enclosed and offers a variety of different areas to enjoy. A patio leads onto a raised decked area, beyond which is a lawn bordered by established shrubs and planting. There is also a small pond and a further patio area at the far end of the garden. A substantial shed, that benefits from electricity and lighting, provides excellent storage and offers potential for use as a workshop, garden room or home office, subject to any improvements and any necessary consents.

The first floor accommodates two generous double bedrooms. The principal bedroom is particularly spacious and benefits from extensive built-in wardrobes and storage cupboards. The second bedroom enjoys a pleasant outlook over the garden and also features useful built-in storage. Completing this floor is a well-appointed family bathroom fitted with a bath and shower over, wash hand basin and WC, complemented by tiled walls and an obscured-glass window.





A staircase rises to the converted loft room, which provides a versatile additional space with excellent head height and Velux windows to both the front and rear aspects. The room enjoys attractive rooftop views across Kingsbridge and could be utilised in a variety of ways, including as a home office, hobby room or occasional guest accommodation. The loft room is currently used as a bedroom by the vendor. We have not seen building regulation approval for the loft conversion and buyers should rely on their own investigations.

Offering character, flexible accommodation and a surprisingly large garden, this appealing home combines practical living space with plenty of potential in a convenient town location.

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage, gas and electric.

EPC Rating: D

Council Tax: Band C

Construction Type: Standard brick wall construction. The roof is tiled.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: Construction of New Homes on West Alvington Hill.



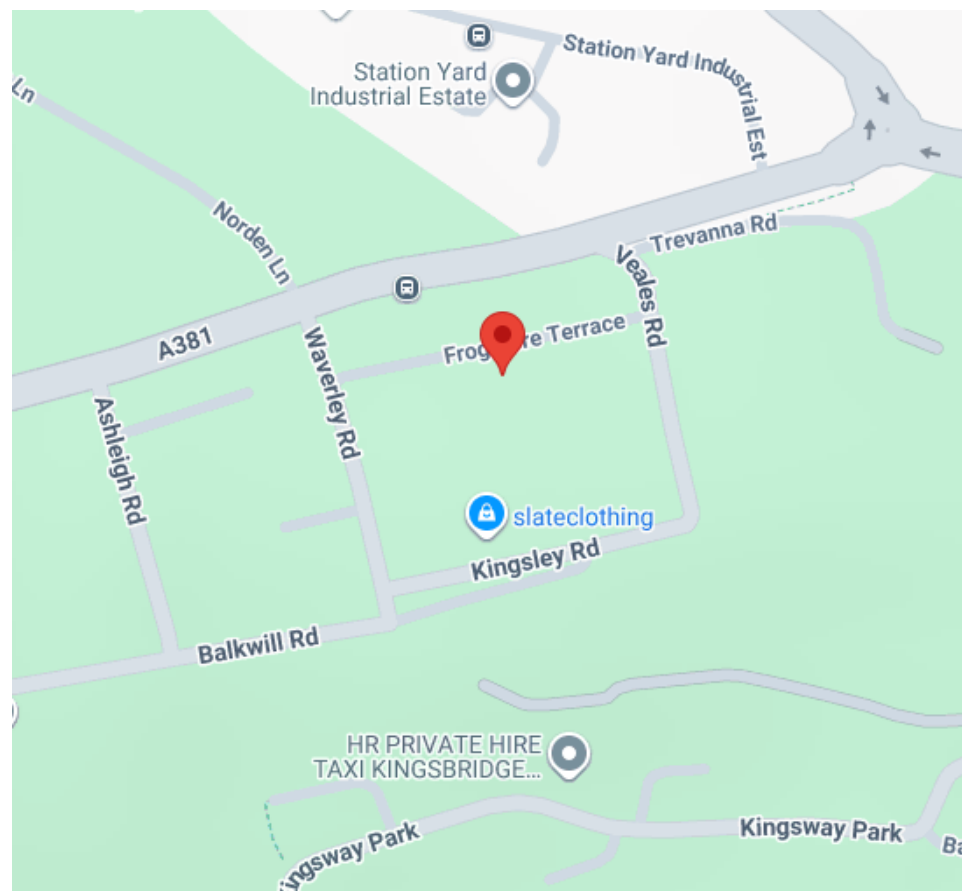
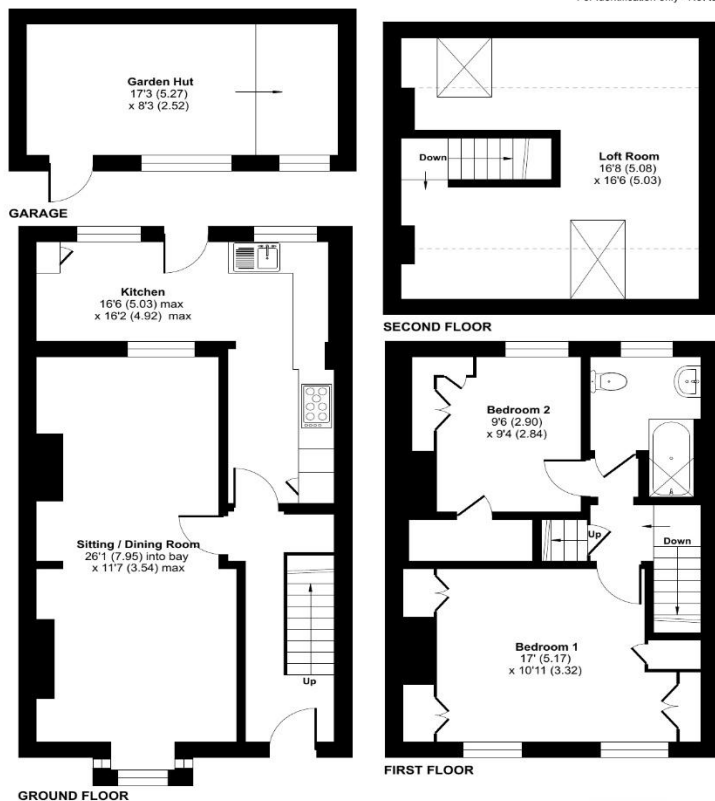
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Denotes restricted head height

Approximate Area = 1094 sq ft / 101.6 sq m
 Limited Use Area(s) = 109 sq ft / 10.1 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1346 sq ft / 124.9 sq m

For identification only - Not to scale

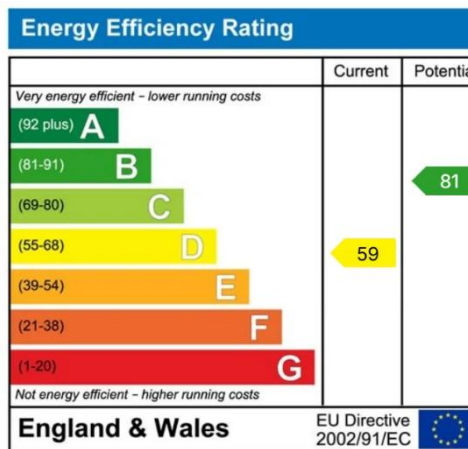


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Viewings strictly by appointment only with Kingsbridge Estate Agents.

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