



**Connells**

Applegate Way  
Kingsbridge



## Property Description

This beautiful three-bedroom detached modern home is perfectly positioned in the highly sought-after market town of Kingsbridge, with stunning countryside views quite literally on the doorstep. Immaculately presented throughout, the property offers stylish, contemporary living ideal for families or those seeking a peaceful yet well-connected home.

The accommodation includes a bright and welcoming living space, a modern fitted kitchen designed for both practicality and entertaining, and a sleek contemporary bathroom. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are well-proportioned and versatile.

Outside, the property continues to impress with a beautifully landscaped rear garden, ideal for relaxing, dining, or enjoying the surrounding outlook. A driveway to the side of the property provides convenient off-road parking. Combining modern comfort with an enviable setting, this home must be viewed to be fully appreciated.

## Entrance Hall

Large cupboard. Radiator.

## Lounge / Dining Room

16' 11" max x 16' 4" max ( 5.16m max x 4.98m max )

Light filled, spacious open plan lounge and dining room. Dual aspect double glazed windows to the rear and side elevations. Two radiators. Double glazed French doors opening out to the rear garden. Understairs storage cupboard.

## Kitchen

10' 2" max x 9' 7" max ( 3.10m max x 2.92m max )

Modern fitted kitchen comprising of a range of matching wall and base units with complimentary worktops above. Integrated double oven, dishwasher, fridge freezer and electric hob with extractor hood above. Plumbing for washing machine. Stainless steel sink and drainer with mixer tap. Radiator. Double glazed window to the front elevation.

## Downstairs W.C.

Low level w.c. and wash hand basin. Radiator.

## Upstairs Landing

Loft access hatch. Storage cupboard housing the boiler.

### **Bedroom 1**

12' 11" max x 10' max ( 3.94m max x 3.05m max )

Double glazed window to the rear elevation. Radiator. Fitted mirrored wardrobe.

### **En-Suite**

Corner shower enclosure, low level w.c. and wall hung sink. Heated towel rail. Shaver point.

### **Bedroom 2**

13' 8" max x 9' 3" max ( 4.17m max x 2.82m max )

Double glazed window to the front elevation. Radiator. Fitted mirrored wardrobe.

### **Bedroom 3**

10' 3" x 7' 5" ( 3.12m x 2.26m )

Double glazed window to the front elevation. Radiator.

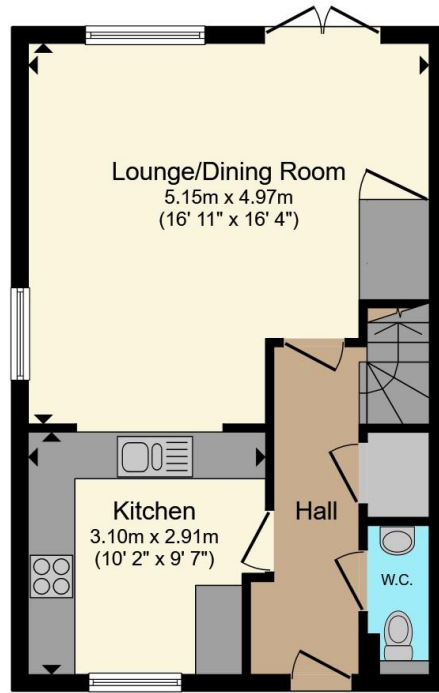
### **Bathroom**

Modern bathroom suite comprising of bath with shower above, low level w.c. and wall hung sink. Heated towel rail. Double glazed window to the rear elevation.

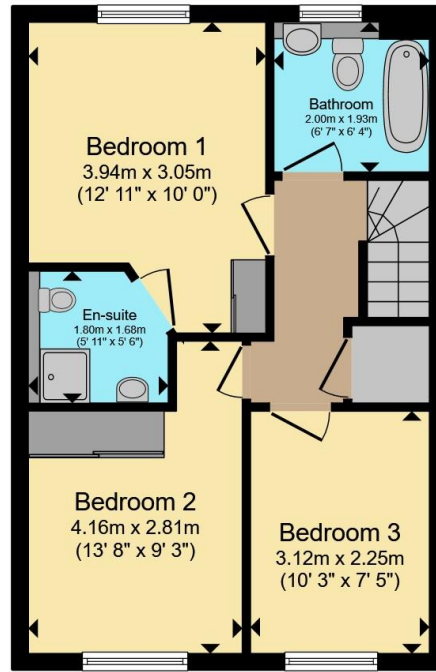
### **Outside**

The property has a driveway to the side for multiple vehicles. The rear garden has been beautifully landscaped with a lawn and patio seating area. There is also a summer house and an awning above the French doors.





**Ground Floor**



**First Floor**

Total floor area 83.6 m<sup>2</sup> (900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
Band: D

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Tenure: Freehold



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