



Veales Road, Kingsbridge
Kingsbridge

£260,000

The Property:

The property is entered from the side into a hallway, with the living room positioned to the front. This is a bright and well-proportioned room, featuring a large front-facing window, high ceiling and an original decorative fireplace with surround.

Moving through the property, the separate dining room provides another good-sized reception space, with a large window allowing plenty of natural light. Stairs rise from here to the first floor, and there is also a useful storage cupboard.

Beyond the dining room is the kitchen, fitted with a range of modern white units and wood-effect worktops. There is an electric oven and hob, together with space for a dishwasher, washing machine and fridge/freezer. The boiler is also housed within the kitchen, while the sink is positioned beneath a window overlooking the rear garden. A door provides direct access outside.

Upstairs are two particularly generous bedrooms. The main bedroom is an excellent size and enjoys views across the town. The family bathroom is accessed from this bedroom and is well equipped with a bath, separate enclosed shower, WC and wash basin.

The second bedroom is also very spacious and benefits from similar views across Kingsbridge. A former cupboard within this room has been converted to provide an additional WC and wash basin.

To the rear is an enclosed garden, predominantly paved for ease of maintenance, with established planted borders providing greenery and interest. There is also a useful outside storage building, ideal for bicycles, paddleboards, garden equipment and general storage.

A gate from the garden provides access to the road, and there is on-street parking available in the surrounding area.

Please note that the neighbouring property benefits from a right of access through the garden. The property has had some issues with damp which the vendor has been advised is in relation to the render of the property. A quote has been obtained for the works and can be made available upon request.





Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

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. Gas central heating.

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)

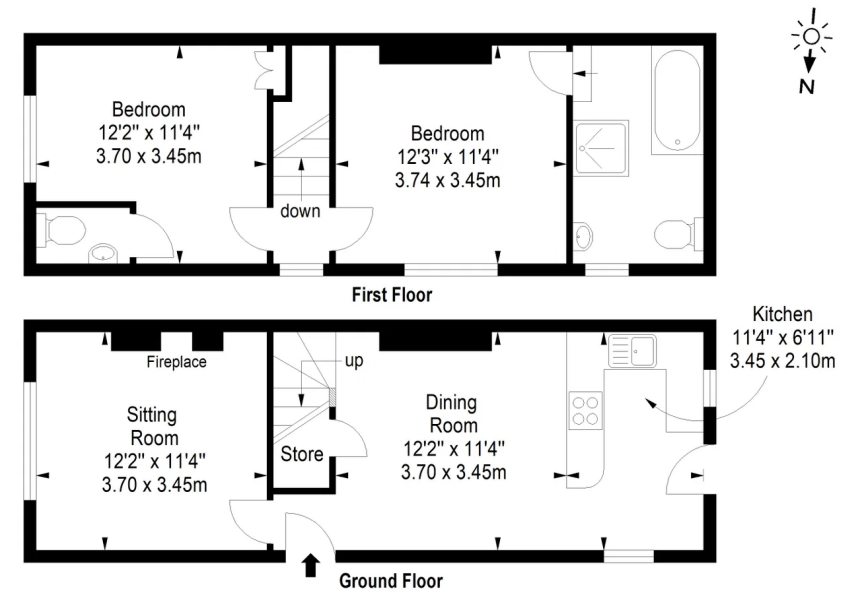
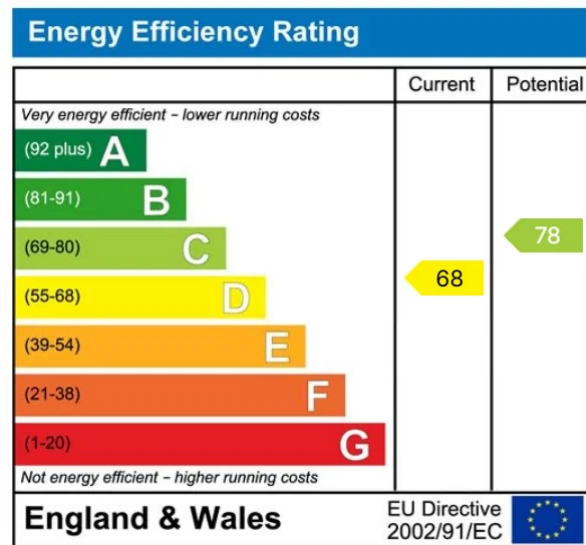
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: Building works currently taking place for new estate on West Alvington Hill.

Viewings strictly by appointment only with Kingsbridge Estate Agents.







Approximate Gross Internal Area = 75 sqm / 807 sq ft
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

<https://www.kingsbridgeestateagents.co.uk/>

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.