



Manor Park, Kingsbridge, TQ7 1BB
Kingsbridge

£319,950

The Property:

5 Manor Park offers three-bedroom accommodation arranged over two levels, with views across Kingsbridge, a rear garden, driveway parking and a garage. Whilst the property would benefit from a programme of updating, it offers scope to create a comfortable family home close to the town centre.

A uPVC front door opens into the upper-level hallway, with doors to all rooms and stairs descending to the lower level. There are two double bedrooms, one with a side-facing window and the other enjoying views across the town, together with a small third bedroom. The family bathroom comprises a bath with shower over, WC and wash hand basin.

On the lower level, the kitchen is fitted with a range of floor and wall-mounted units, with space for an electric cooker and recesses and plumbing for a dishwasher and washing machine. The Worcester gas boiler is located here, and an external door provides access outside.

The dual-aspect reception room enjoys views across the town and over the garden.

Outside, an external storage cupboard is situated on the lower level, with a path leading around the building to the rear garden. The sloping garden includes a terraced area, established trees and planted borders.

The driveway provides off-road parking for one to two vehicles and leads to the garage, which has an up-and-over door, power and lighting. The garage also offers potential for incorporation into the living accommodation, subject to any necessary planning permission and building regulations approval.

The property benefits from double glazing and gas central heating.

The Location:

Kingsbridge is a thriving market town at the head of the Kingsbridge Estuary, in the heart of the South Hams. The town offers a range of independent shops, cafés, pubs and restaurants, alongside supermarkets, a leisure centre and a community hospital. Primary and secondary education is available locally, including Kingsbridge Community College.





Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

The surrounding countryside and nearby coastline provide opportunities for walking, sailing and other outdoor pursuits, with Salcombe, Dartmouth and the beaches at Bantham, Thurlestone and South Milton all within easy reach. Totnes provides mainline rail connections, while the A38 offers access towards Plymouth, Exeter and the M5.

Further Information & Services:

Tenure: Freehold.

Council tax: Band D.

EPC Rating: Band D.

Construction: Detached property with concrete-block walls and concrete roof tiles, described by the seller as standard construction.

Services: Mains electricity, gas, water and drainage are connected. Gas central heating via a Worcester boiler.

Parking: Garage and driveway parking for approximately one to two vehicles, depending on size. The driveway is narrow and unsuitable for large vehicles.

Broadband: Broadband is connected. Published postcode data indicates ultrafast broadband availability; packages and speeds at the property should be confirmed with the chosen provider.

Mobile coverage: The seller reports consistent mobile reception throughout the property. Coverage and signal strength will vary by network.

Flood risk: The Government's long-term flood risk checker indicates very low risk across all categories assessed.

Restrictions: The seller reports that the property is not listed or within a conservation area and has no known restrictive covenants, tree preservation orders or restrictions on permitted development.

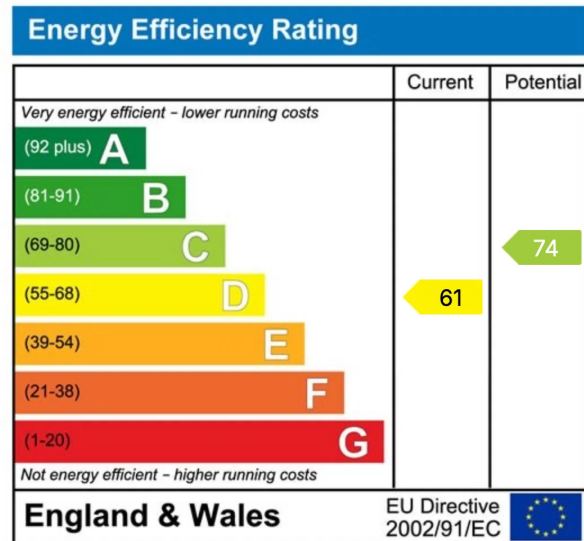
Rights and easements: The seller reports no known public rights of way or other rights or arrangements affecting the property. It is not known whether services serving this or neighbouring properties cross adjoining land.

Planning and development: The seller reports no pending planning applications relating to the property and no known proposals affecting its light, privacy or views.

Condition: The property would benefit from a programme of updating.







Kingsbridge - Sales

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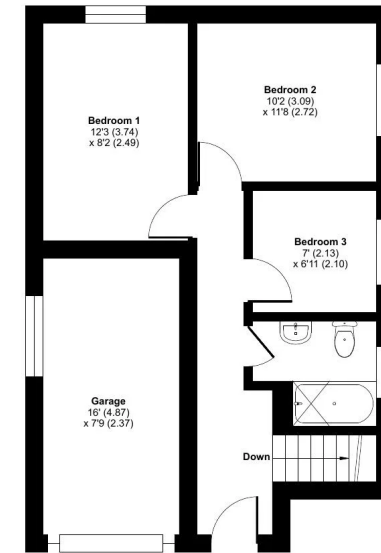
Approximate Area = 668 sq ft / 62 sq m

Garage = 120 sq ft / 11.1 sq m

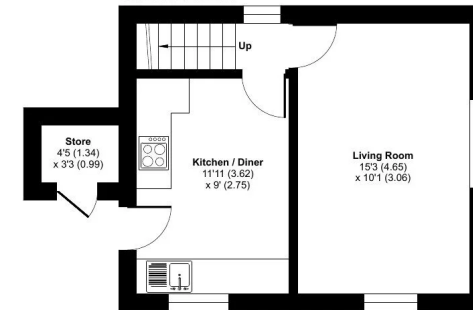
Outbuilding = 14 sq ft / 1.3 sq m

Total = 802 sq ft / 74.4 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1534743



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.