



Luscombe Maye
Since 1873

Balkwill Road, Kingsbridge

Guide Price £150,000

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The property is for sale fully furnished if required with vacant possession making it ideal for first time buyers or for a holiday home. This first-floor apartment offers a spacious living area and combines period charm with modern amenities. This property can be sold fully furnished if required, included in the price. The property features a large reception/dining room with a bay window that fills the space with natural light, complemented by light grey walls and carpeting. Nestled in lush gardens and shaded by mature trees, the apartment is set back from the road and surrounded by greenery, creating a tranquil atmosphere with distant views of the hills beyond.

The kitchen, accessed from the entrance, blends style and functionality with light blue cabinets, a dark countertop, and a vibrant backsplash. It is equipped with a stainless steel sink, an integrated oven/grill, induction hob, extractor hood and separate under counter fridge and freezer units. Bifolding doors from the kitchen provide direct access to the light-filled living and dining area. The spacious living and dining area offers a versatile layout that can be easily adapted to suit your lifestyle. All window blinds are included in the sale of the apartment.

The bedroom provides a serene retreat with light grey walls and a large window offers distant views. The bathroom includes a white pedestal sink, a shower enclosure, a heated towel rail, and a mirrored cabinet. There is a large walk-in utility cupboard housing the gas boiler and washing machine.

Outside, you'll find meticulously maintained grounds featuring a gravel path, mature trees, and vibrant flower beds. Additional practical storage is provided by the outbuilding there is parking for one car.

The location is highly convenient, with Kingsbridge Community College just a few metres away and West Alvington C of E Primary School within easy reach. Daily shopping needs are met by nearby Morrisons and Tesco Superstore. For leisure, Quayside Leisure Centre and Kings Cinema are close by. This property offers a gateway to a vibrant community with a lifestyle of convenience.

MATERIAL INFORMATION



Flat 4, Balkwill Court, Balkwill Road, Kingsbridge, TQ7 1HA

Approximate Gross Internal Floor Area = 52.2 sq m / 562 sq ft
Outbuilding Area = 1.6 sq m / 17 sq ft
Total Area = 53.8 sq m / 580 sq ft

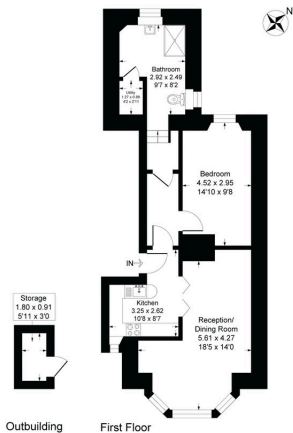


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Onward Chain
- Tranquil Location
- Communal Exterior Courtyard and Garden
- Communal Parking
- First Floor One Bed Apartment
- Low Annual Service Charge
- Outbuilding for additional storage
- Close Proximity to Local Amenities

