

Luscombe Maye
Since 1873

Manor Park, Kingsbridge, TQ7 1BB

Guide Price £350,000

4 2 2









Luscombe Maye are delighted to present this spacious four double bedroom detached bungalow, enjoying an elevated position with lovely views across Kingsbridge. Set within a generous plot and within easy walking distance of the town centre, the property offers versatile accommodation, excellent outside space and plenty of opportunity for a new owner to put their own stamp on it.

Stepping inside, you are welcomed into a spacious and well-arranged home, with the living room providing a particularly inviting place to relax. A large picture window draws in plenty of natural light while framing attractive views across Kingsbridge and the surrounding greenery. A gas fireplace creates a pleasant focal point, adding warmth and character to this generously proportioned room.

Moving through the property, the open-plan kitchen and dining room offers a wonderful space for everyday living. Light and airy, with an attractive outlook over the town, the room provides plenty of space for a dining table alongside the fitted kitchen, which offers a practical arrangement of cabinetry and worktop space. Original wooden floorboards add character and continue throughout the ground-floor accommodation.

Also on the ground floor are two comfortable double bedrooms, both overlooking the front patio area. These rooms offer flexibility for a variety of needs, whether used as bedrooms, guest accommodation or a home office. A family shower room, fitted with a shower, WC and wash hand basin, completes the ground floor.

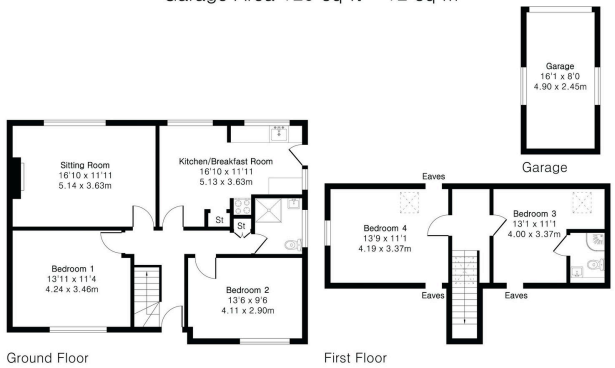
Upstairs, the sense of space continues with two further generously sized double bedrooms, both enjoying elevated views to the rear. One of these bedrooms also benefits from its own shower room, a particularly useful addition for guests or family members and adding to the versatility of the accommodation.

Outside, the property has plenty more to offer. Occupying a generous plot, there is a pleasant patio area to the front, along with a substantial side garden providing an excellent opportunity to create a beautiful outdoor setting. With scope for further landscaping and improvement, the outside space could be transformed to suit a variety of lifestyles, whether for relaxing, entertaining or enjoying





Approximate Gross Internal Area 1203 sq ft - 112 sq m
(Excluding Garage)
Ground Floor Area 826 sq ft – 77 sq m
First Floor Area 377 sq ft – 35 sq m
Garage Area 129 sq ft – 12 sq m



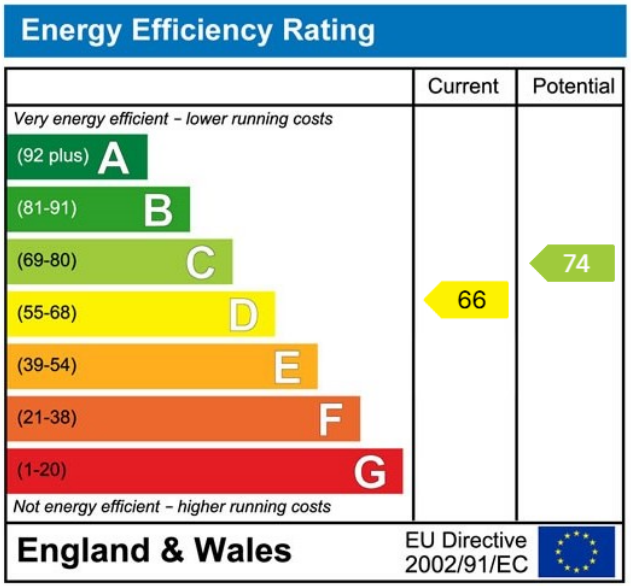
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Luscombe Maye

- Detached Bungalow
- Driveway Parking
- Patio and Lawned Gardens
- Close to Local Amenities
- No Chain
- Detached Bungalow
- Garage
- Lovely Views
- Walk into Town





Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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