



Luscombe Maye
Since 1873

Lower Union Road, Kingsbridge

Guide Price £199,999

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This charming three-bedroom cottage offers deceptively spacious accommodation, conveniently positioned within Kingsbridge and within easy reach of the town's shops, cafés, everyday amenities offered with no chain.

Entering the property, you are welcomed into a generously sized living room, offering plenty of space for both seating and dining if desired. A fireplace provides an attractive focal point and adds a touch of character to the room.

Moving through the property, the kitchen makes good use of the available space, with a practical arrangement of fitted units and a good amount of worktop space. Positioned directly alongside is a particularly useful utility room, providing additional storage and space for appliances away from the main kitchen.

To the rear is a small additional room, providing useful extra space and access to the rear of the property. Its versatility lends itself to a number of uses.

Upstairs, the accommodation comprises three bedrooms, including two well-proportioned doubles and a further single bedroom. The first floor is completed by a good-sized family bathroom, fitted with a bath and overhead shower.

A particularly useful addition to the property is the substantial store positioned alongside the main accommodation. Formerly a garage, this space has previously been utilised as an office and provides excellent flexibility for storage, a workspace or hobby room, while offering the potential to be reinstated as a garage, subject to any necessary works or consents.

Overall, the property offers a good amount of accommodation with plenty of scope for a new owner to update and personalise the home over time, making it an appealing opportunity for those looking to put their own stamp on a property in Kingsbridge.

SITUATION

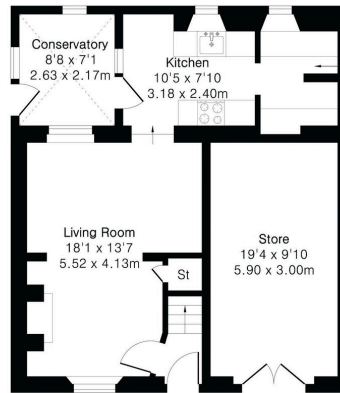
Kingsbridge is a thriving market town at the heart of the South Hams,



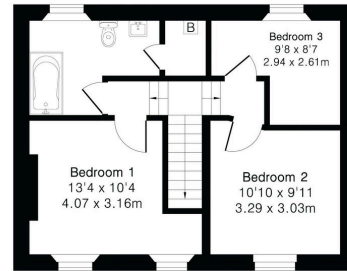
Approximate Gross Internal Area 1121 sq ft - 104 sq m

Ground Floor Area 685 sq ft – 64 sq m

First Floor Area 436 sq ft – 40 sq m



Ground Floor



First Floor

- NO CHAIN
- Three Bedroom
- Central Kingsbridge location
- Additional Store Room
- Character Cottage
- Utility Room
- Fireplace
- Perfect to Personalise

