

£350,000

FOR SALE



- ❖ 3 bedroom semi-detached house
- ❖ Generous Garden
- ❖ Garage
- ❖ Driveway parking
- ❖ Walking distance to amenities and school
- ❖ No Onward Chain
- ❖ EPC rating D
- ❖ Council Tax Band C

3 Bedroom Semi-Detached House - Kingsbridge



7 Oaklea Close, Kingsbridge



Property Summary:

Spacious semi-detached home in a quiet location, close to the town centre and schools. Features include a large reception room, kitchen/breakfast room, two double bedrooms, a single bedroom, and a family bathroom. Outside, enjoy a generous garden, private courtyard, driveway, and garage with power. Ideal family home with great potential. Viewing highly recommended.

About the Area:

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.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk

The Property:

This three-bedroom semi-detached property, located on a quiet residential street, offers generous space and excellent potential for a family home. Just a short walk from the local secondary school and town centre, this home benefits from a peaceful location and the convenience of nearby amenities.

Ground Floor:

Entering through the front door, you are welcomed into an entrance hall with stairs leading to the first floor and access to a large reception room. The reception room features a bright bay window to the front with an under-stairs storage cupboard (including airing cupboard).

From the reception room, a door leads into the well-proportioned kitchen/breakfast room, which has ample workspace, a range of fitted units, and space for both a dining table and appliances, including plumbing for a dishwasher and washing machine. The kitchen opens onto a private courtyard garden at the rear.

First Floor:

The first-floor landing features a side window, access to the loft, and leads to all three bedrooms. There are two spacious double bedrooms—one facing the front and one offering countryside views at the rear—and a single bedroom at the front. A family bathroom completes this floor, equipped with a bath and overhead shower, low-level WC, and hand basin.

Outside:

The property enjoys generous garden space to the front and side, in addition to a private courtyard garden to the rear. A driveway provides parking for one vehicle, and there is a garage with power and lighting, ideal for extra storage or workshop space.

While the property benefits from gas central heating, it would benefit from internal refurbishment, offering a fantastic opportunity to personalise this home to your taste. With spacious rooms, attractive gardens, and a prime location, this property is ready to be transformed into an ideal family home.

Further Information & Services:

Tenure: Freehold

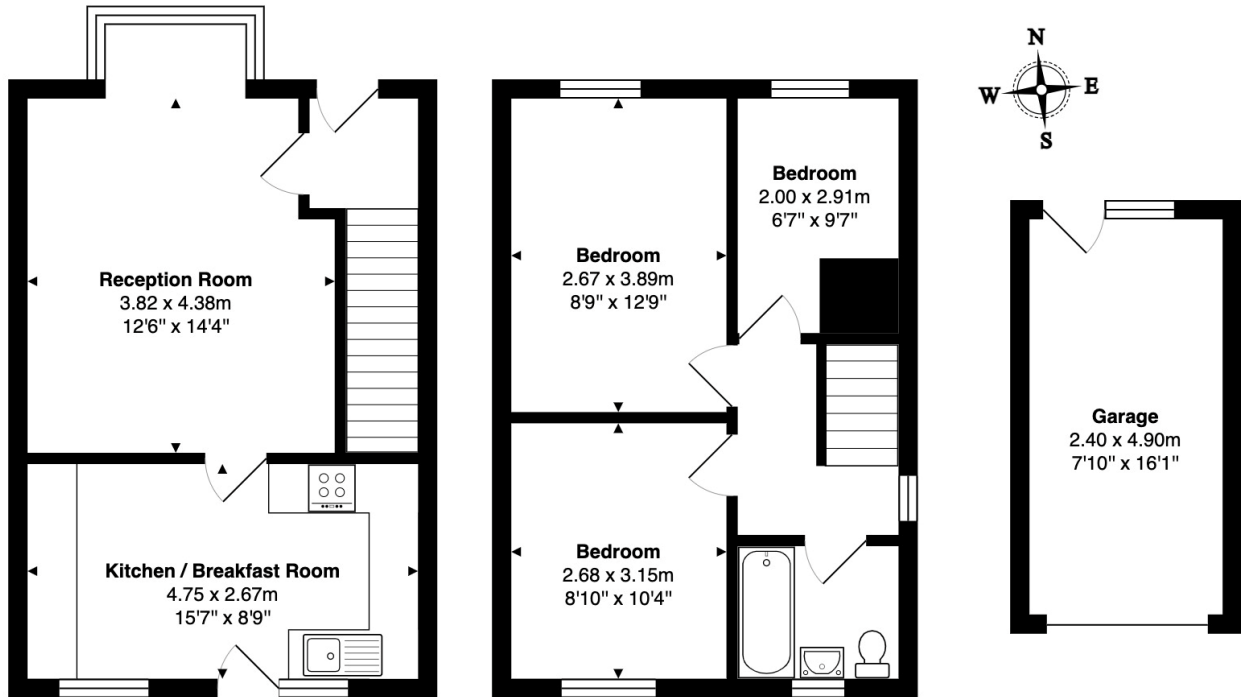
Services: Mains electric, mains water, gas central heating

Broadband Speeds: Ultrafast Broadband Available with speeds up to 1600 Mbps (Openreach)

EPC Rating: D

Council Tax: Band C

This property is made of standard construction.



Total Area: 83.0 m² ... 893 ft²

All measurements are approximate and for display purposes only

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |

Please call to arrange a viewing **Kingsbridge Estate Agents** 01548 856685
www.kingsbridgeestateagents.co.uk