

£285,000

FOR SALE



## 2 Bedroom Semi-Detached House - Kingsbridge

- ❖ 2 bedroom semi-detached house
- ❖ Beautiful countryside views
- ❖ Enclosed sunny garden
- ❖ Conservatory
- ❖ Walking distance to town centre
- ❖ EPC Rating C
- ❖ On-Street parking



## 18 Ilton Way, Kingsbridge



### Property Summary:

A two bedroom semi-detached house that is walking distance to town and benefits from a lovely sunny rear garden and stunning countryside views. A perfect first time buy or buy-to-let with no onward chain.

### 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**

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## The Property:

18 Ilton Way is a 2 bedroom semi-detached house that will make a perfect first home or buy-to-let. The property comprises;

Enter the property into a porch which is ideal of coats and boots. A further door leads you to the reception room which is large enough to have lounge furnishings as well as a small table for dining. With a wonderfully large window overlooking the front of the property, this room is light and warm. There is also an understairs cupboard providing plenty of additional storage and the stairs lead to the first floor.

The kitchen is a bright room, with the window over the sink bringing in lots of natural light and providing a lovely view of the garden. The kitchen comprises of cream base and wall units with worksurface over. There is an gas oven with hob and extractor as well as space for a fridge freezer and washing machine. There is also room for a table and chairs to enjoy breakfast in the morning.

The conservatory is a great additional space with space for a table and chairs or comfy seats to relax in and look out over the garden.

## First Floor:

Upstairs on the landing is another storage cupboard and access to the loft. Doors lead to the bedrooms and bathroom. Bedroom 1 is a good-sized double room with built in storage and a large window with stunning views over the countryside and the valley beyond.

Bedroom 2 is a large single room with window overlooking the garden and further built in storage cupboards.

The Family Bathroom consists of bath with shower over, WC and basin as well as a large towel warmer. An obscure window brings in natural light and the bathroom is finished to a clean and modern standard.

## Outside:

The front of the property has steps leading to the front door and a small front garden with established plants making for a welcoming entry.

At the rear of the property is a lovely South-Westerly facing garden which is part paved. The remainder has been planted with bright shrubs adding colour to even the dreariest of days. There is a raised area at the back of the garden to sit and enjoy the sunshine and a garden shed for storage. There is access around the side of the property to the garden, making bringing a mucky pup home a much cleaner and easier task.

Whilst there is no allocated parking with the property, there is always plenty of on-street parking.

## Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric and water, gas central heating.

**Council Tax:** Band C

**EPC Rating:** C

**Broadband Speeds:** Ultrafast broadband available of up to 1800Mbps (Openreach)

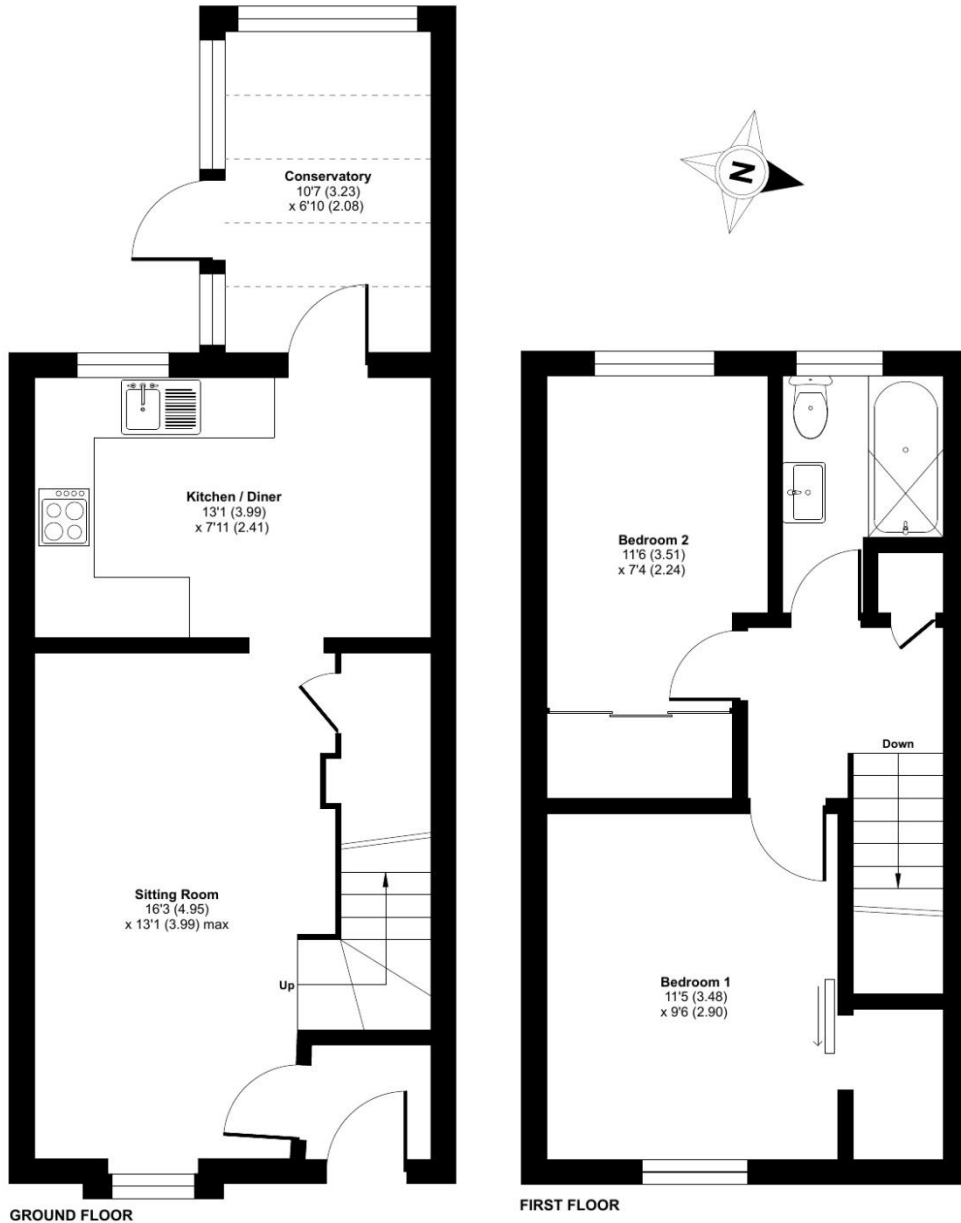
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# Ilton Way, Kingsbridge, TQ7

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1194029



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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