

£325,000

FOR SALE



2 Bedroom Terraced House - Kingsbridge

- ❖ 2 bedroom House
- ❖ Refurbished to a high standard
- ❖ Spacious Bedrooms
- ❖ Private Residents Parking
- ❖ Modern kitchen with integrated appliances
- ❖ 4 Piece Bathroom
- ❖ Close to Town Centre
- ❖ Private Gardens



13 Dodbrooke Court, Kingsbridge



Property Summary:

A beautifully refurbished two-bedroom home within walking distance of Kingsbridge town centre. Refurbished in 2022, it features open-plan living, a modern kitchen, spacious bedrooms, a contemporary bathroom, enclosed gardens, and a garage.

About the Area:

Kingsbridge is a charming market town in South Devon, nestled in the South Hams Area of Outstanding Natural Beauty. Situated at the head of the Kingsbridge Estuary, it offers stunning scenery, a vibrant town centre with independent shops, cafés, and restaurants, as well as excellent access to nearby beaches and coastal walks. Perfect for those seeking a mix of countryside and coastal living.

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The Property:

13 Dodbrooke Court is a beautifully refurbished two-bedroom home located just a short walk from the centre of Kingsbridge. Completely transformed by the current owners in 2022, the property now offers a contemporary, open-plan layout designed for modern living, making it ideal for first-time buyers, downsizers, or anyone looking for a stylish home close to the heart of town.

A composite front door provides access into a practical entrance porch, which leads through to the main hallway. Here, you'll find access to a handy storage cupboard and a newly installed downstairs cloakroom. Stairs rise to the first floor, while a feature bi-fold door leads you into the main living space.

The ground floor has been designed to flow seamlessly, creating a warm and inviting atmosphere. The reception area, which has a large window to the front, opens into a spacious dining area, where French doors lead out to the rear garden allowing natural light to flood the space. The kitchen sits adjacent, boasting a modern design with sleek wall and floor-mounted units, ample workspace, and an inset sink. Integrated appliances include an induction hob, double oven, dishwasher, washing machine, and tumble dryer. The owners have also kindly offered to leave their American-style fridge freezer if required.

Upstairs, the first-floor landing provides access to the loft and a built-in airing cupboard housing the boiler. There are two generously sized bedrooms with the master bedroom, located at the front of the property, offering tranquil countryside views and glimpses of the estuary. There is also a large walk-in wardrobe providing ample storage. The second bedroom overlooks the rear garden and is also a well-proportioned double.

The bathroom has been refurbished to a high standard with a contemporary finish. It features a luxurious four-piece suite, including a freestanding roll-top bath, a large walk-in shower, a low-level WC, and a hand wash basin with a vanity unit beneath.

Outside is an enclosed front courtyard garden with a paved area and decorative shingle, as well as useful outside storage. At the rear, the garden is fully enclosed, offering a paved patio area for outdoor dining, a lawn, and raised flower beds. There is also the added benefit of a garage in a nearby block and unallocated residents' parking.

Having undergone a complete renovation in 2022, including a full rewire, new boiler, updated kitchen and bathroom, and new flooring throughout, 13 Dodbrooke Court is ready for its next owners to move in and enjoy. This is a truly stunning property that combines contemporary design with a convenient location close to Kingsbridge town centre.

Viewings are highly recommended to fully appreciate all this home has to offer.

Tenure: Freehold. There is annual service charge of £220 for the maintenance of the communal areas

EPC: Rating D

Services: Mains gas, water, electric and drainage. Gas fired central and under floor heating.

Phone and Broadband: Mobile coverage is limited, and superfast broadband is available. (Source: Ofcom).

We are advised that property is of standard construction.

Money Laundering Regulations

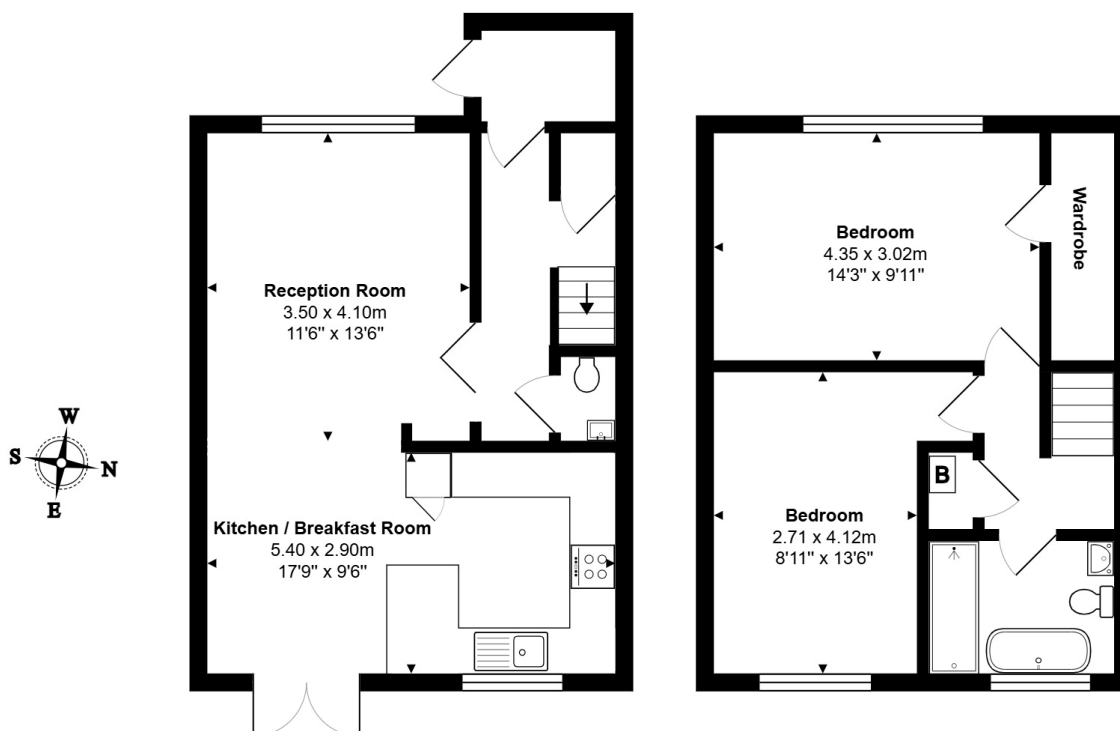
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures and Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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Total Area: 80.3 m² ... 864 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		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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