

Kingsbridge Office: 01548 852352

Cliffside - Kingsbridge

£650,000

Bedrooms: 4 Bathrooms: 2 Garage: 1 Parking: 2 Garden

The panoramic views over the Kingsbridge/Salcombe Estuary and countryside beyond are spectacular from this traditional four bedroom detached house set in mature gardens situated in the most sought after area of the town. From this slightly elevated south west facing location the views towards Salcombe in the distance may be enjoyed from the principal rooms and terraces in the garden. This wonderfully situated house, one of a few that rarely become available is of traditional cavity wall construction with a rendered exterior under a slate roof and in part PVCu finishes. The mainly PVCu double glazed and gas centrally heated accommodation forms a comfortable family home and comprises:

On the Ground Floor

Entrance Porch - Ground Floor

with quarry tiled floor.

Hallway - Ground Floor

with recessed shelved cupboards, understairs cupboard, radiator.

Shower/Cloakroom - Ground Floor

with a white suite comprising glazed cubicle having a thermostatic shower, basin and cupboard under and WC. Mirror/cabinet, light/electric shaver point, radiator.

Lounge - Ground Floor

15'0" x 14'6" | 4.58 x 4.42

with square bay window affording panoramic estuary and country views, tiled fireplace and fitted coal stove, radiator, TV point, wall and ceiling lights. Folding and sliding doors opening to:

Dining Room - Ground Floor

13'1" x 9'1" | 3.99 x 2.77

with radiator, wall lights, sliding door to:

Sun Room - Ground Floor

13'0" x 8'4" | 3.98 x 2.54

affording panoramic estuary and country views with full height PVCu double glazed windows, aluminium single glazed sliding door to terrace.

Kitchen - Ground Floor

15'10" x 10'11" | 4.85 x 3.35

with ranges of working surfaces and breakfast bar end, inset 1 ½ bowl single drainer sink top, cupboards and drawers under, wall cupboards. Built in Indesit electric double oven, Lamona five ring gas hob, plumbing for dishwasher, space for large fridge/freezer, radiator, TV point, PVCu double glazed door opening to side decked area and affording a view to the estuary.

Rear Hallway and Entrance Lobby - Ground Floor

with shelved cupboard, radiator.

Utility Room - Ground Floor

with working surfaces, tiled surrounds, inset 1 ½ bowl single drainer sink top, cupboards and drawers under, wall cupboards, plumbing for washing machine, space for tumble dryer, Ferroli gas fired combination boiler supplying the central heating and hot water systems, hatch to rear roofspace.

On the First Floor

Landing - First Floor

with radiator, telephone point, hatch and ladder to roofspace.

Bedroom 1 - First Floor

14'11" x 10'9" | 4.57 x 3.28

affording panoramic estuary and country views with a full width built in wardrobe, recessed linen cupboard and radiator, cupboard and basin, bedside drawer and headboard unit, radiator.

Bedroom 2 - First Floor

13'0" x 7'0" | 3.98 x 2.14

affording similar views with radiator, door opening to **Balcony**, providing an amazing place to sit and enjoy the area.

Bedroom 3 - First Floor

12'10" x 10'0" | 3.92 x 3.07

affording a glimpse of the estuary with radiator.

Bedroom 4 - First Floor

11'0" x 5'10" | 3.37 x 1.79

with radiator.

Bathroom - First Floor

with a white suite comprising bath having a thermostatic shower and curtain over, basin and cupboard under and WC. Ladder/radiator, mirrored cabinet, fully tiled walls.

Outside

The house is approached at the rear from Warren Road with short forecourt leading to a **Detached Garage 5.55 x 3.01 (18'2" x 9'10")**, with electric roller door and power point. A gate to the side opens to steps connecting with a path leading down to the house. Also off Warren Road are gates opening to a drive leading down to the house. Beneath the Garage is a **Garden Store/Workshop 5.34 x 2.78 (17'6" x 9'1")** attached is a **Greenhouse**.

Outside

Beside the drive are trees in raised beds and the garden is laid to grass with shrubs adjoining the Greenhouse is a bed having strawberries and mint. At the bottom of the drive adjoining the rear of the house is a courtyard with light and tap. Timber Shed 3.46 x 2.35 (11'4" x 7'8"), with light and power point. Gate to side pathway connecting with the paved and low walled terrace across the front of the house in two levels providing a splendid area to sit to enjoy the view and sunshine. From here a few steps lead down to paved terraces and level lawns featuring stone walling and flowering shrubs in beds. A path and steps lead down to a gate opening to Embankment Road the whole bounded by mature shrubs.

Photos





Floor Plans



Total area: approx. 148.3 sq. metres (1596.3 sq. feet)

Energy Performance Certificate