



18 Stentiford Hill • Kingsbridge



Upon entering the property, you are greeted by a welcoming hallway, creating an inviting feel to the house. Conveniently located downstairs, the w/c adds practicality to the ground floor layout with a useful under stairs storage area. Continuing through the house, the spacious open plan kitchen / dining and living room act as a central hub for daily living and entertaining with the ability to section off the lounge with light filling window french doors.

The living room boasts high ceilings, a feature fireplace and a bay window, infusing character and natural light into the space. Meanwhile, the stylish pale grey kitchen stands out with its modern design, which is beautifully equipped with wall and floor cupboards, built-in appliances, and a gas hob, catering to both culinary requirements and aesthetics alike.

Adjacent to the kitchen, the utility room offers ample practical worktop space and room for white goods. The door from the utility room leads out to the back garden, which seamlessly integrates the indoor and outdoor living spaces.



## A spacious 3 bedroom property within walking distance into the town centre.

Ascending to the first floor, the property unveils three bedrooms and a bathroom. The master bedroom enjoys the luxury of built-in wardrobes and picturesque countryside views. The second bedroom also features built-in wardrobes and offers generous storage space, ensuring comfort and convenience. The third bedroom is a cosy single. Completing the first floor amenities, the bathroom presents a modern ambiance with a shower over the bath, combining functionality with contemporary style.



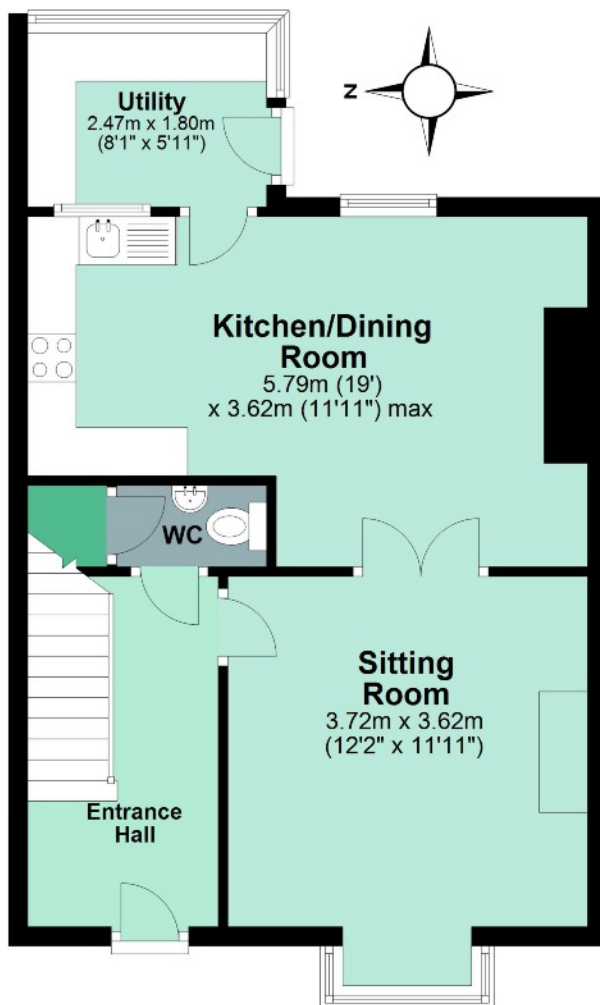
Outside, the back garden is tiered, providing multiple outdoor spaces to enjoy with wonderful countryside and distant town views. Two patio areas offer opportunities for relaxation and alfresco dining, enhancing the appeal of outdoor living. Meanwhile, the front garden is west facing and low maintenance. To the front of the property is plenty of parking available and only a short stroll into the town centre, countryside walks and local schools.



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'. Providing a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, cinema, leisure centre with swimming pool, medical centre, community hospital, schooling and churches, all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated secondary schools in the UK. There are regular sporting activities as well as markets and social events. There are boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves, country and coastal walks. The market town of Totnes is 13 miles away offering main line rail links and a direct link to London Paddington in approx. 3 hours.

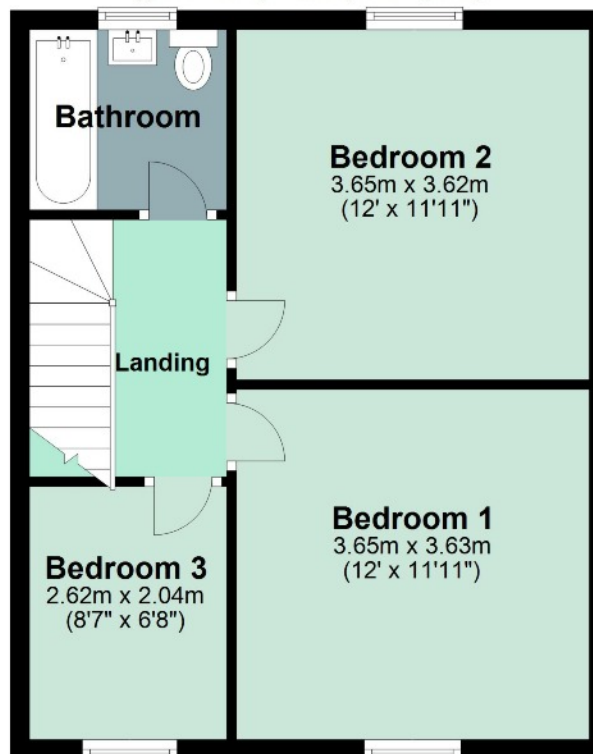
### Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 89.9 sq. metres (967.7 sq. feet)

**Tenure: Freehold**

**Council Tax Band: C**

**Local Authority: South Hams District Council**

**Services: Mains electricity, water and drainage. Gas central heating**

**Directions: From our office in Kingsbridge continue up the hill. Before you exit Kingsbridge there is a row of houses to your right. No.18 is towards the end.**

**Viewings: Very strictly by appointment only.**

*IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		