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10 LONGFIELDS

KINGSBRIDGE • TQ7 3QG



# 10 LONGFIELDS

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## GROUND FLOOR

Entrance Hallway | Kitchen/Dining Room | Sitting Room

## FIRST FLOOR

Shower Room | Bedroom 1 | Bedroom 2

## EXTERNAL

Front Lawned Garden | Rear Garden With Patio And Lawn



## “A charming 2 bedroom property with countryside views”...

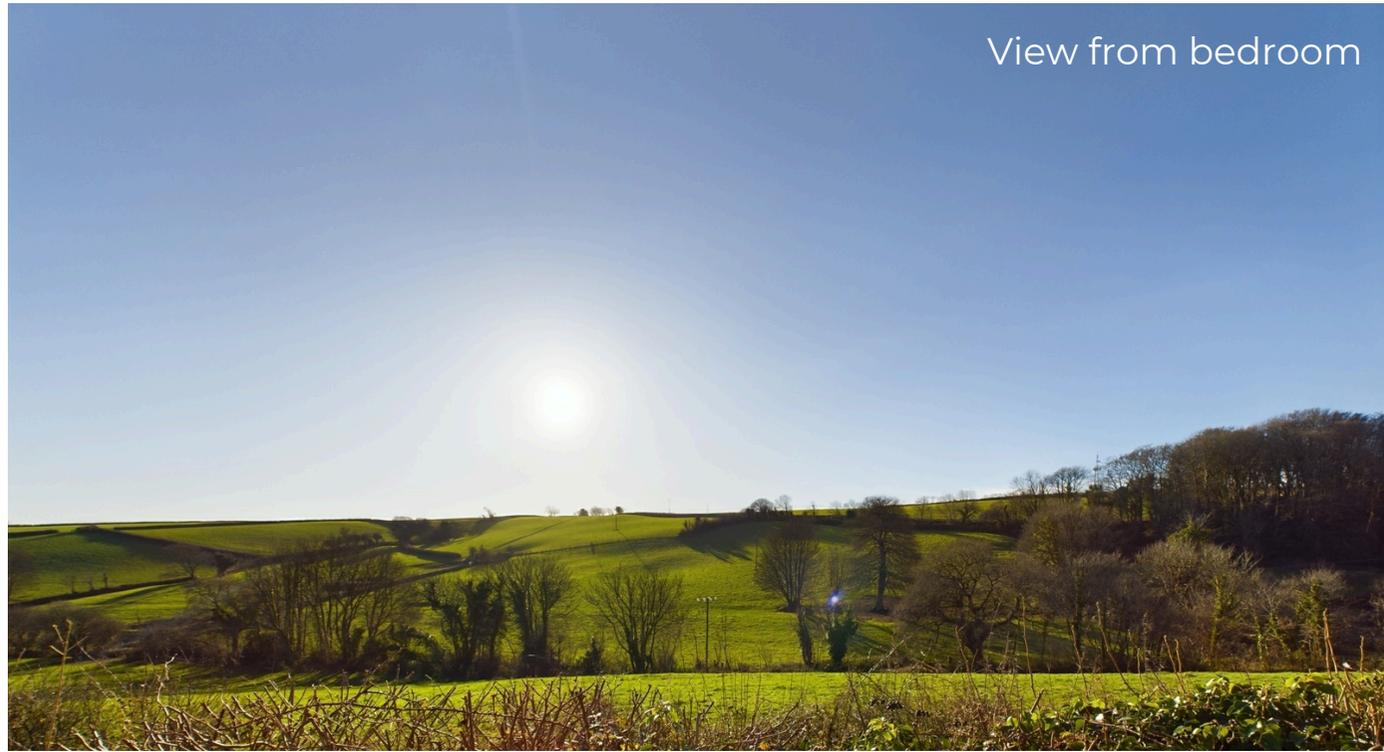
As you step inside, you are greeted by a bright entrance hallway that sets the tone for the warm and inviting spaces within. The kitchen is both practical and functional, featuring a range of wall and floor cupboards for ample storage. There is space for essential white goods, and a door opens from the kitchen to the rear garden, providing easy access for outdoor dining or relaxing. Adjacent to the kitchen, the living room enjoys stunning countryside views that create a serene and cosy atmosphere. A fireplace in the living room, although not currently in use, offers the potential to be restored.

- Lovely views of the countryside
- 2 well proportioned bedrooms
- Front and rear garden with outbuilding
- Walking distance into Kingsbridge town centre
- On bus route to Salcombe

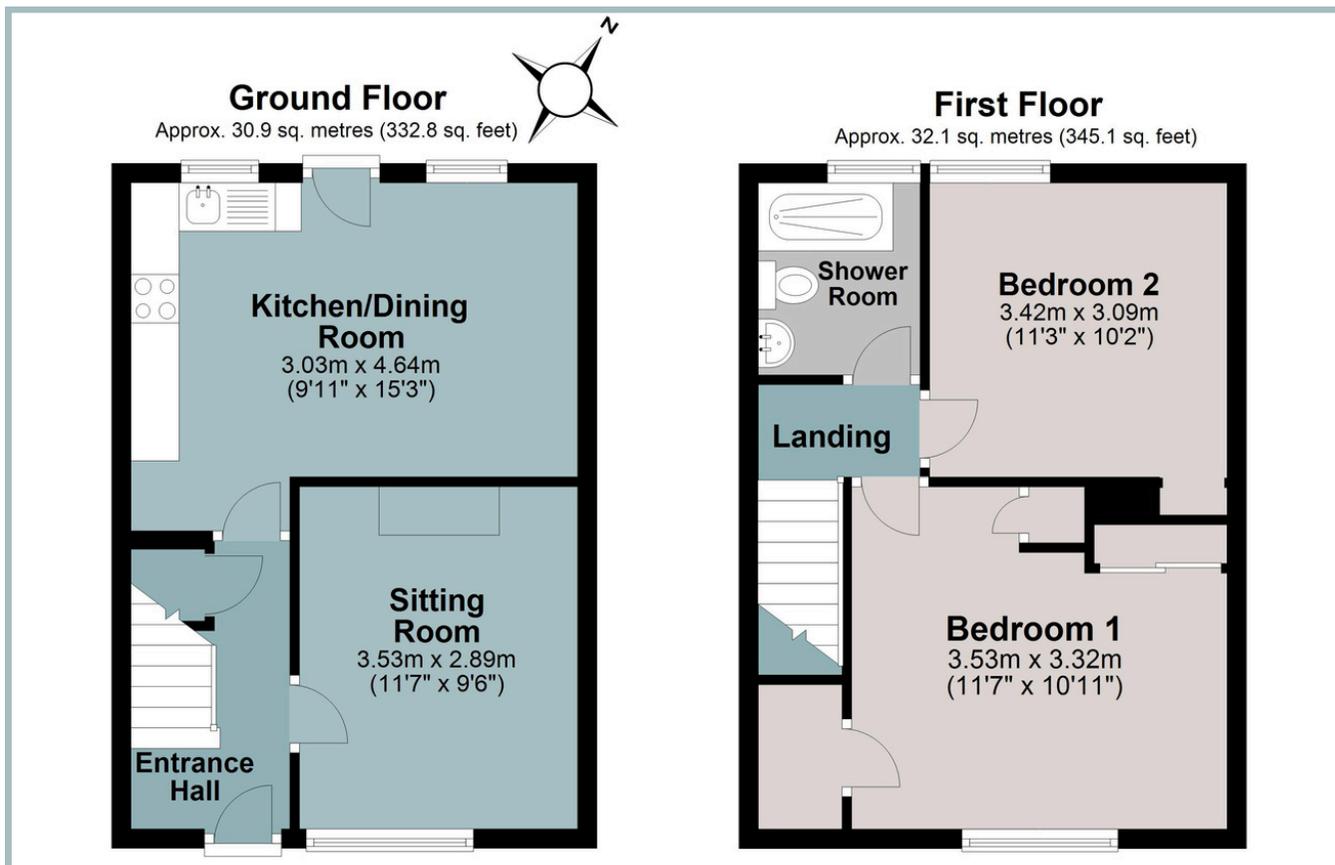
On the first floor, the property offers two well-proportioned bedrooms and a modern shower room. The primary bedroom benefits from breathtaking countryside views and built-in cupboards for added storage. The second bedroom provides a versatile space, ideal for use as a guest room, family bedroom, or even a home office. The shower room is stylish and contemporary, offering both comfort and convenience.

Externally, this property boasts a front lawn, while the rear offers a combination of patio and lawn, ideal for relaxation or entertaining. The rear garden, while currently overgrown, holds great potential and will transform into a generous and versatile space once tended to. An outbuilding with electricity provides additional storage or workspace possibilities. A pathway, which includes a right of way for neighboring properties. For added convenience, parking is available nearby.

View from bedroom



TOTAL APPROXIMATE AREA: 63 SQ METRES 677.9 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Night storage heaters.

Note: This property has a Devon Restriction

EPC: Current D (86) Potential B (89)

Viewings: Very strictly by appointment only

Location: The sought after location of West Alvington has the lovely The Ring O Bells pub which plays a huge part within the village community along with a village hall and play park too. Other amenities are only a short distance away, in the nearby market town of Kingsbridge. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: From Kingsbridge take the A281 signposted Salcombe. Follow up the hill until you reach West Alvington. Take the first left hand turning into Lower Street and then bear left at the fork. Follow the road then take the left hand turn into Longfields where the property can be found on the left hand side.

What three words: ///snail.hence.dawn

Salcombe 5 miles - Totnes 14 miles (Railway link to London Paddington) - Kingsbridge 1.8 miles