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29 TREBBLE PARK WALK

KINGSBRIDGE

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TQ7 1QR





## 29 TREBBLE PARK WALK

### GROUND FLOOR

Entrance Porch | Open-Plan Kitchen/Dining Room | W/C | Living Room

### FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

### EXTERNAL

Patio | Rear Lawned Garden | Residence Parking And Visitor Parking | External Store





“A lovely and spacious 3 bedroom home in a central location”...

The property opens with a useful porch that leads directly into a spacious open-plan kitchen and dining area. This space is fitted with a generous range of cupboards and worktops, providing plenty of room for storage and food preparation. A ground floor WC is located just off the hallway.

- Walking distance to amenities and schools
- Contemporary open-plan kitchen and dining area with ample cupboard and worktop space
- Convenient downstairs W/C
- Seamless flow into a cosy living room with direct access to the patio and rear garden
- Residents' car park and nearby visitor bays make parking hassle-free

The open layout continues into the living room at the rear of the property, creating a natural flow between the ground floor spaces. From here, a door opens onto the rear garden and patio area, offering a pleasant outdoor space for relaxing or entertaining.

Upstairs, there are three bedrooms. Two are doubles and include built-in storage, while the third is a single room, ideal for a bedroom, office, or nursery. The family bathroom completes floor and features a shower over the bath.

The property benefits from access to a residents' car park, with additional visitor parking nearby. This is a straightforward, easy-to-maintain home well suited to families, first-time buyers, or anyone seeking a low-maintenance property in a well-connected location.





TOTAL APPROXIMATE AREA: 90.1 SQ METRES 970.2 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating,

EPC: Current C (69) Potential B (85)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. 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 our office in Kingsbridge continue up Fore Street and then turn left going towards the mini roundabout. Take the first exit down Cookworthy Road. Turn right into Trebble Park and take the first right into Trebble Park Walk. The car park is at the end of the road and a set of steps will lead you to the property.

What Three Words: ///static.reception.likening

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles