



26 Lower Warren Road • Kingsbridge



A detached two bedroom bungalow situated in on a large plot occupying an elevated position with incredible panoramic Kingsbridge/Salcombe estuary views. The property would benefit from modernisation throughout and has full planning permission granted to extend and create a fabulous four bedroom home. Planning application 3764/19/HHOI. The property is entered via an entrance porch into a spacious hallway with airing cupboard housing the hot water tank. A door opens into the living/dining room affording a triple aspect with magnificent framed views of the Kingsbridge/Salcombe estuary, stunning countryside and Salcombe town beyond. There is a feature fireplace and sliding doors leading out into the beautifully maintained garden. A door leads into the kitchen/breakfast room with electric oven with grill and an electric hob with extractor above. The utility room has a sink and houses the gas fired Worcester boiler. The main bedroom enjoys a double aspect offering views across the Estuary towards the open countryside and the village of Marlborough in the distance. There is a built-in wardrobe and en-suite bathroom with bath and shower over. The second double bedroom with built-in wardrobe an outlook over the rear garden. The family shower room has a WC, basin and walk-in shower cubicle.



An opportunity to acquire one of the most spectacular views in Kingsbridge.

To the front of the property is a sunny garden laid to lawn, a driveway with parking for two vehicles and a double garage. To the rear of the property is a south west facing sunny garden with patio area and partly laid to lawn. The well plated borders have a variety of plants and mature apple trees.

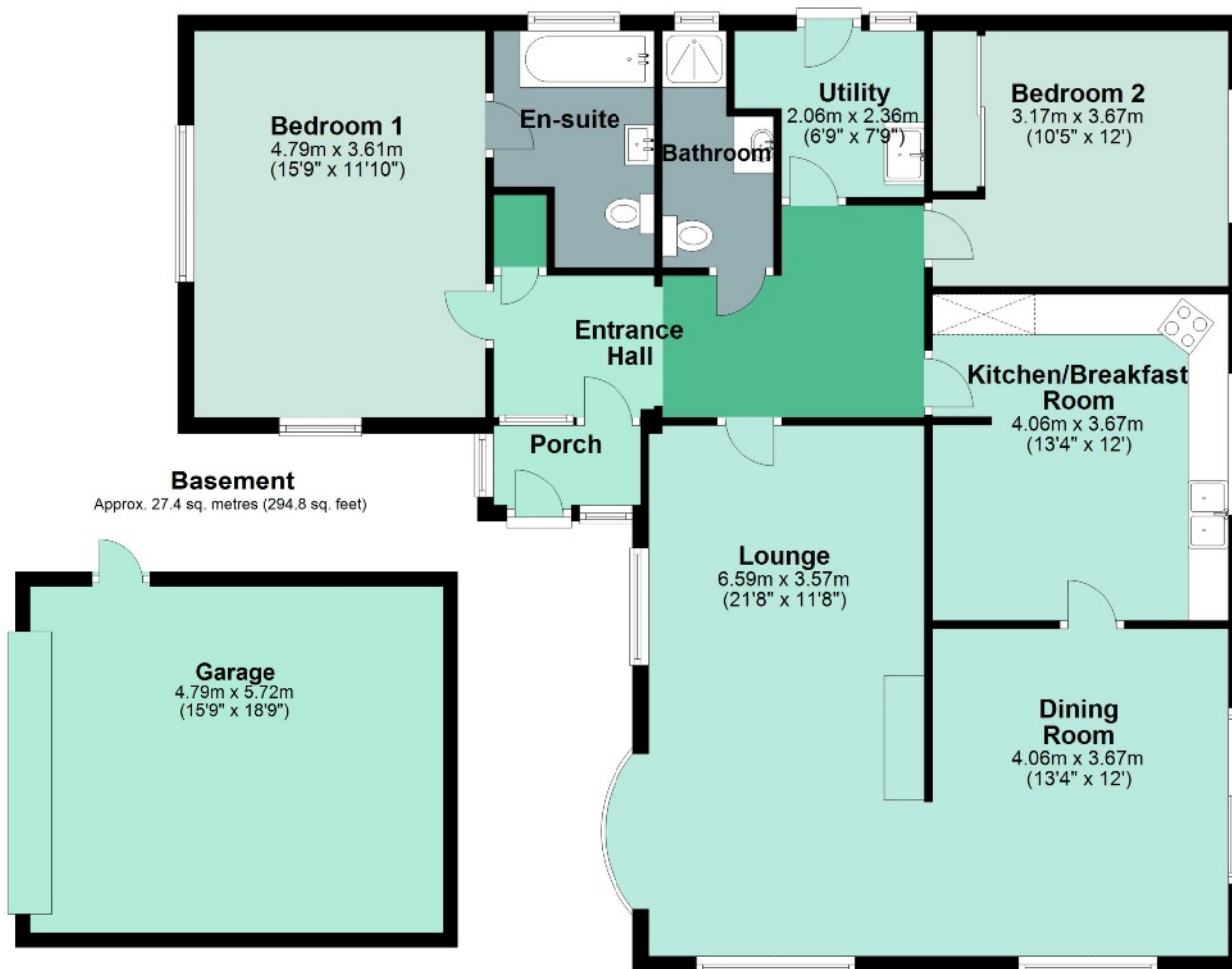
The highly desirable and sought-after market town of Kingsbridge is located at the head of the Salcombe estuary. Kingsbridge positioned perfectly in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a 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 educational facilities in the UK. The town offers regular sporting activities as well as markets and social events. There are a number of boat moorings along the estuary and quay and regular public transport links to nearby Dartmouth, Salcombe and the surrounding villages. The area has an abundance of beaches, coves, country and coastal walks. The market town of Totnes is approximately 13 miles away and offers a direct main line rail link to London Paddington in approx. 3 hours.





Ground Floor

Approx. 112.0 sq. metres (1205.4 sq. feet)



Basement

Approx. 27.4 sq. metres (294.8 sq. feet)

Total area: approx. 139.4 sq. metres (1500.2 sq. feet)

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams

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

Directions: From our office in Kingsbridge, follow the one way system onto Embankment Road and the A379. Take the left hand turning into Highfield Drive, follow the road and then take the right hand turning into Lower Warren Road. The property can be found on the left hand side.

Viewings: Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			