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1 ST MARCO GARDENS

KINGSBRIDGE

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TQ7 1NU



1 ST MARCO GARDENS

GROUND FLOOR

Large Entrance Hallway | Kitchen | Open Plan Living/Dining Room |
Utility Room | Garage | W/C | Bedroom 1 With En-Suite Shower
Room | Bedroom 2 | Bathroom

FIRST FLOOR

Bedroom 3 | Bedroom 4 | W/C

EXTERNAL

Large Private Driveway | Rear Garden Laid To Lawn



“A detached property in a quiet location within walking distance to the town centre”...

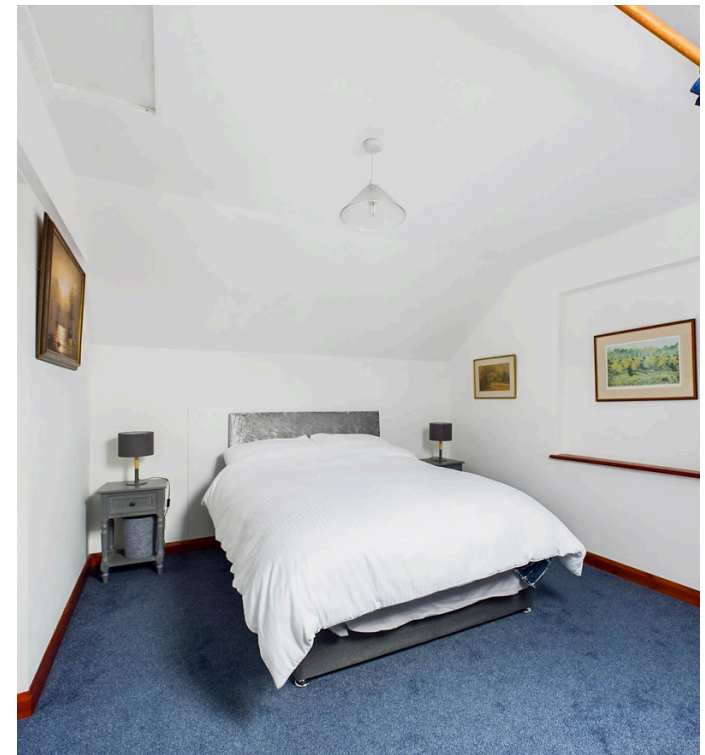
Welcome to 1 St. Marco Garden, a delightful four bedroom detached dormer bungalow located in a desirable, private area of Kingsbridge. This inviting property offers the perfect blend of tranquillity and convenience, being just a short walk from local amenities, as well as nearby primary and secondary schools.

- Privately secluded and set back from the road
- Incredible rural and water views
- Underfloor heating
- Fisher & Paykel appliances and hot water tap

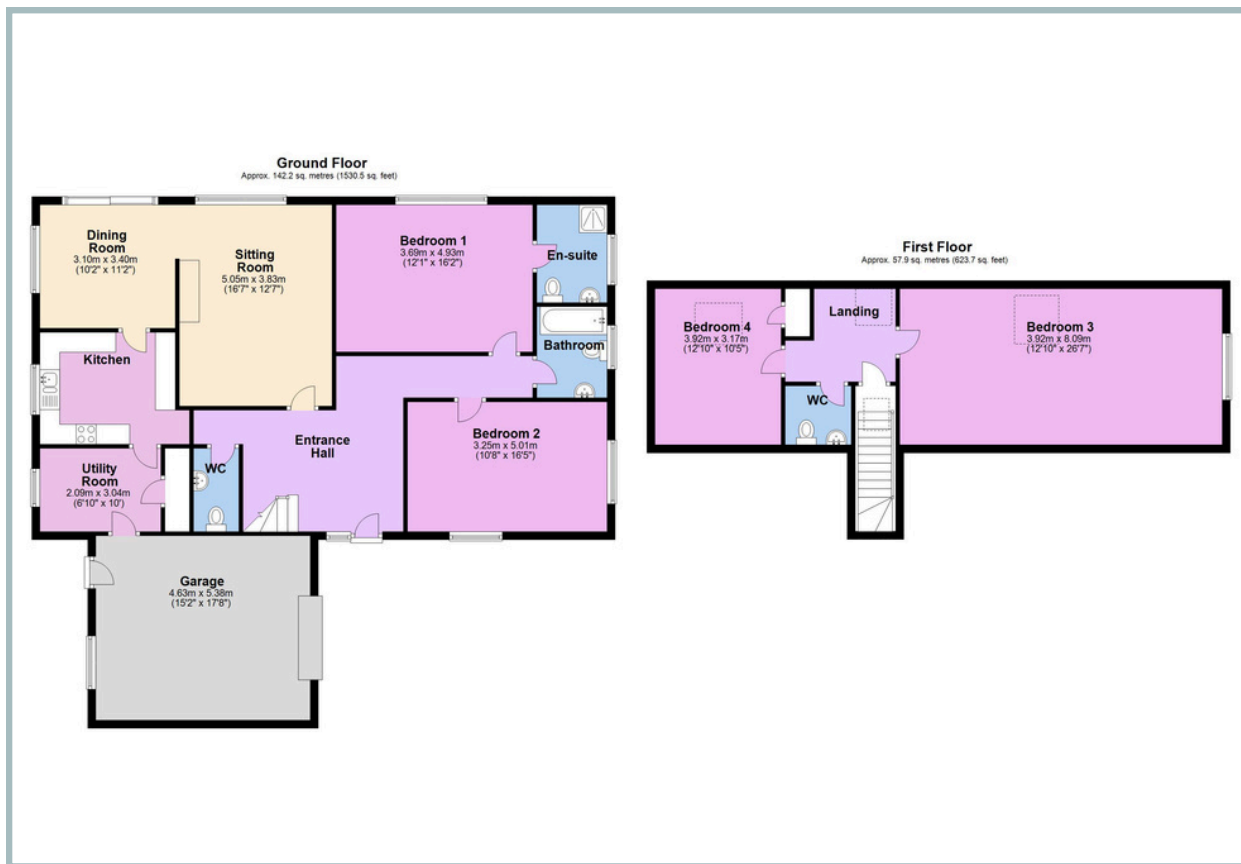
Upon entering, you're welcomed by a spacious hallway that guides you through the well-planned layout of this home. To the right, a hallway leads to a large, double-aspect bedroom, a family bathroom, and bedroom 1 that overlooks the garden complete with built-in wardrobes and an en-suite shower. To the left, the layout flows into a light-filled living room, where a dual aspect log burner creates a warm and inviting focal point. This space wraps seamlessly around to the dining room, with sliding doors that open onto a level garden—a perfect spot for entertaining or relaxing. Adjacent to the dining room, you'll find a well-equipped kitchen, a practical utility room, and access to the substantial integral garage, which includes a workshop area and electric doors. A side entrance and a convenient WC are also in the hallway. The understairs storage completes this functional space.

Upstairs, a large landing leads to a double bedroom with a built-in cupboard, a versatile room that currently serves as an office/snug with additional eaves storage, and a separate WC on the landing. This home boasts abundant natural light and generous proportions throughout.

Outside, a beautifully maintained, level garden with mature shrubs offers both privacy and sunshine—a true garden retreat. A path surrounds the property, leading to an additional garden area on the side with more mature shrubs. The front of the property provides ample driveway parking for multiple vehicles.



TOTAL APPROXIMATE AREA: 200.1 SQ METRES 2154.3 SQ FT



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

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

EPC: Current D (61) Potential B (81)

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: Travelling down Duncombe street, take the first left hand turn into Wallingford road and continue. Veer left at the corner turn staying on Wallingford Road. On your right hand side will be the entrance to St Marco Gardens, Number 1 is located on the right hand side.

Salcombe 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles