



16 Barton Close • Kingsbridge



16 Barton Close presents a beautifully maintained detached bungalow nestled in the highly desirable Kingsbridge area. Upon entry, you're greeted by a naturally illuminated and spacious atmosphere. The hallway, featuring a sizable airing cupboard, leads to a double bedroom and family bathroom. The master bedroom awaits, offering generous space and built in wardrobes along with a window overlooking the garden. An en-suite shower room is conveniently located just a step down from the bedroom.

The spacious living room enjoys an abundance of natural light through double aspect windows and sliding doors opening onto the rear garden. A feature gas fireplace adds character, while an additional double bedroom adjacent to the living room offers flexibility as an office or playroom.

Continuing from the living area, you'll find a modern kitchen equipped with ample worktop space and built-in Neff appliances, including a double oven and induction hob. A large window offers distant countryside views. Adjoining the kitchen is a dining room with pantry and utility room. This space, with access to both the front and rear gardens, could serve various purposes such as a games room, playroom, or potentially additional bedroom accommodation or a separate annex with appropriate design and planning.



A spacious 3 bedroom detached bungalow with garage and private garden.

Externally, the property boasts a delightful private rear sunny garden featuring a courtyard adjacent to the lounge and steps leading up to a flat lawned area adorned with flower beds, a summer house, and gate access to a rear pathway, ideal for dog walkers or those heading to the nearby rugby club. Side access leads to the front, where a raised courtyard with a stainless steel balustrade provides a perfect spot to enjoy the evening sunsets. A lawned garden, single garage with electric roller door, and driveway parking for two cars, supplemented by ample on-road parking nearby, complete the property. The property benefits from being situated within a quiet cul-de-sac with the added convenience of a short walk into the town centre.

With its well-proportioned layout and move-in-ready condition, 16 Barton Close offers instant comfort and convenience for its fortunate new owner.

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', and 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 in the UK. There are regular sporting activities as well as markets and social events. With 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 and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.



Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

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

Directions: From the centre of Kingsbridge go along the promenade on the A379 and take the left turn onto Highfield Drive. Continue straight and take the 3rd left turn onto Barton Close. No.16 will be on your right.

Viewings: Very strictly by appointment only.



Total area: approx. 125.9 sq. metres (1355.3 sq. feet)

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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 57 | 79 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |