



# 9 Russet Gardens • Kingsbridge



Welcome to 9 Russet Gardens, a stunning new build bungalow located in a peaceful and sought-after area. This property offers luxurious living spaces and modern amenities.

Upon entering the property, you will be greeted by a spacious hallway serving all the accommodation and a large storage cupboard. The open-plan living/dining area with a lean to roof provides a sense of light and space that is perfect for entertaining guests.

The large fully fitted modern kitchen comes complete with integrated appliances, making it perfect for those who love to cook. The living area is perfect for relaxing and socializing with loved ones, and the dining area is the perfect spot to enjoy a delicious meal together. French doors from the living area open onto a private rear garden.

The master bedroom is generously sized and a luxurious retreat complete with an en-suite shower room. The remaining two bedrooms are well proportioned, providing ample room for family or guests. The main bathroom is tastefully decorated with a bath and shower over and neutral tiles.





## A well proportioned 3 bedroom bungalow located in Kingsbridge.

The rear garden provides the perfect space for entertaining guests or enjoying a quiet afternoon in the sun. The garden is the ideal spot for a BBQ, and the space provides plenty of room for children to play and explore.

The property benefits from a single garage and a driveway that can accommodate 2-3 vehicles. The property has planning permission for a conservatory extension, adding even more living space to this already spacious bungalow. As a new build 9 Russet Gardens is still within its snagging period and benefits from the new build warranty, providing peace of mind for purchasing a new property on this development.

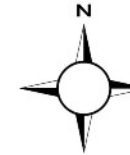
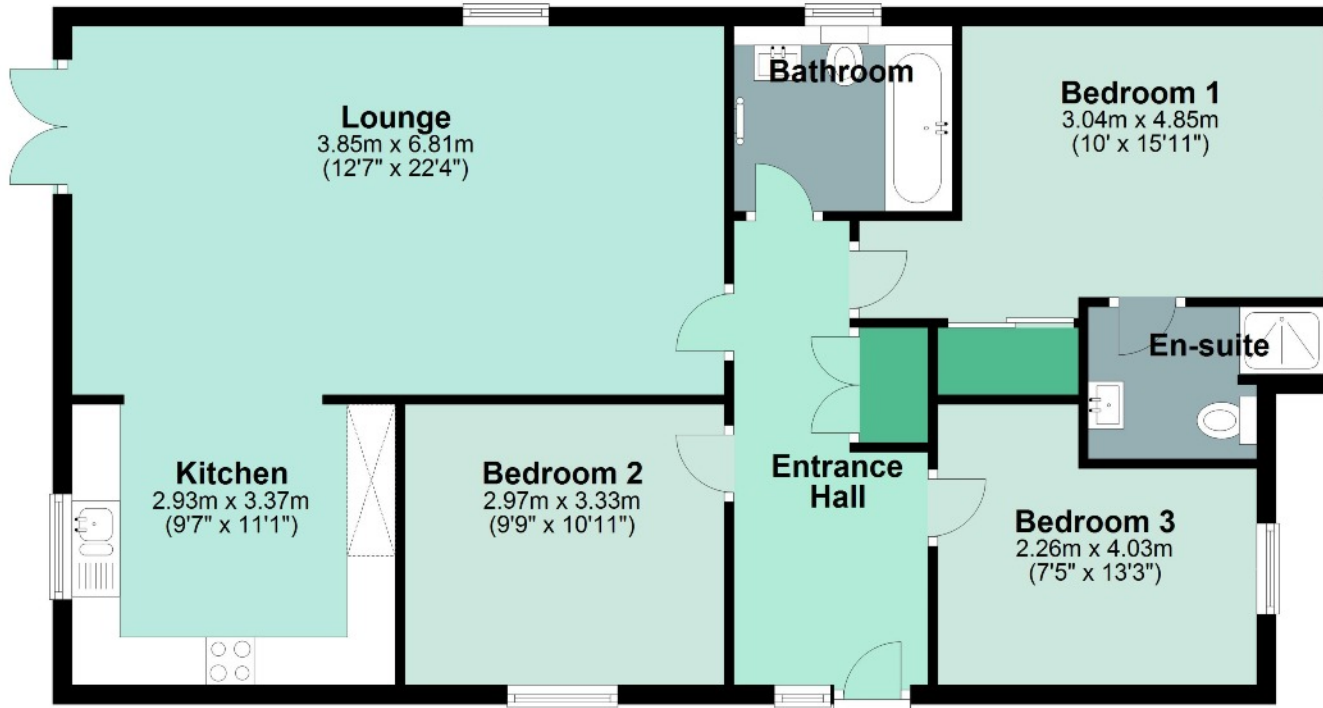
The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community.

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.



### Ground Floor

Approx. 89.2 sq. metres (960.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 sq. feet)

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** South Hams District Council

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

**Directions:** From our office turn right down Duncombe Street and continue straight up Waterloo Road taking the first left onto Church Street. Follow the road until you see a left hand turning for Applegate estate and turn into here. From turning into the junction take the immediate right into Russet Gardens and the property will be on your left.

**Viewings:** Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>www.epc4all.com</small>		