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24 MANOR PARK

KINGSBRIDGE



TQ7 1BB



## 24 MANOR PARK

### GROUND FLOOR

Entrance Hallway | Open-Plan Kitchen/ Dining / Living Room  
Door Leading To Garden

### FIRST FLOOR

Family Shower Room | 3 Bedrooms

### EXTERNAL

Driveway | Garage | Patio | Garden Laid To Lawn



## “A well presented 3 bedroom property with driveway and garage”...

Welcome to 24 Manor Park, a wonderful home nestled in the heart of a vibrant community. This charming mid-terrace residence has been lovingly maintained and offers a delightful blend of comfort and convenience.

- Lovely 3 Bedroom Property
- Open Plan Living
- Driveway Parking And Garage
- Short Distance To Walk Into The Town Centre
- Welcoming Community Within The Street

Upon entering, you'll be greeted by a spacious open-plan living and dining room, an ideal setting for both relaxing and entertaining. The living area seamlessly flows into a well-appointed kitchen, featuring a lovely breakfast island and a door leading to the rear garden. A large window from the living room offers picturesque views over the town and countryside, while a generous storage cupboard provides ample space for your belongings. The first floor of this home comprises a large landing with a cupboard housing the boiler, a new shower room, two double bedrooms, and one single bedroom. The property also boasts a beautiful tiered rear garden with access to a side pathway, offering a convenient shortcut from Manor Park to the top of the town.

Additional features include a garage with electricity and water, parking space for two cars. This additional space presents various possibilities for the new owner, such as creating a home office, extra parking, or even a larger garage. 24 Manor Park is ideally situated for those looking to upsize, relocate, or downsize. The property is within walking distance of primary and secondary schools and a short stroll from Kingsbridge High Street and the estuary, perfect for water enthusiasts. The community in Manor Park is welcoming and vibrant. Additionally, the location offers easy access to transportation, with a 30-minute drive to Totnes train station and the A38, connecting you to Plymouth and Exeter. Discover the charm and convenience of 24 Manor Park, a truly attractive offering in the current market.



TOTAL APPROXIMATE AREA: 98.1 SQ METRES 1055.8 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

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

EPC: Current C (74) Potential B (87)

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 continue straight up Fore Street. Take a right turn into Manor Park and drive to the bottom of the street. No. 24 will be on your right.

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