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14 LIME GROVE

KINGSBRIDGE



TQ7 1TP



14 LIME GROVE

GROUND FLOOR

Porch | Lounge | Open-Plan Kitchen/Dining Room | Access To Rear Garden

FIRST FLOOR

Family Bathroom | 3 Bedrooms

EXTERNAL

Front Garden Laid To Lawn | Rear Garden Laid To Lawn | Patios



“A well presented 3 bedroom property in a town centre location”...

Welcome to 14 Lime Grove, a charming and well-appointed home that promises comfort and versatility. As you step through the welcoming porch, you are greeted by a spacious and bright living room. The focal point of this inviting space is a cozy log burner, perfect for those chilly evenings.

- Three bedrooms
- Log burner
- 2 parking spaces
- Walking distance into town centre

Adjacent to the living room, you'll find the kitchen/dining room. This area features ample wall and floor cupboards, providing plenty of storage space for all your culinary needs. A door from the kitchen leads you directly to the rear garden patio, seamlessly blending indoor and outdoor living.

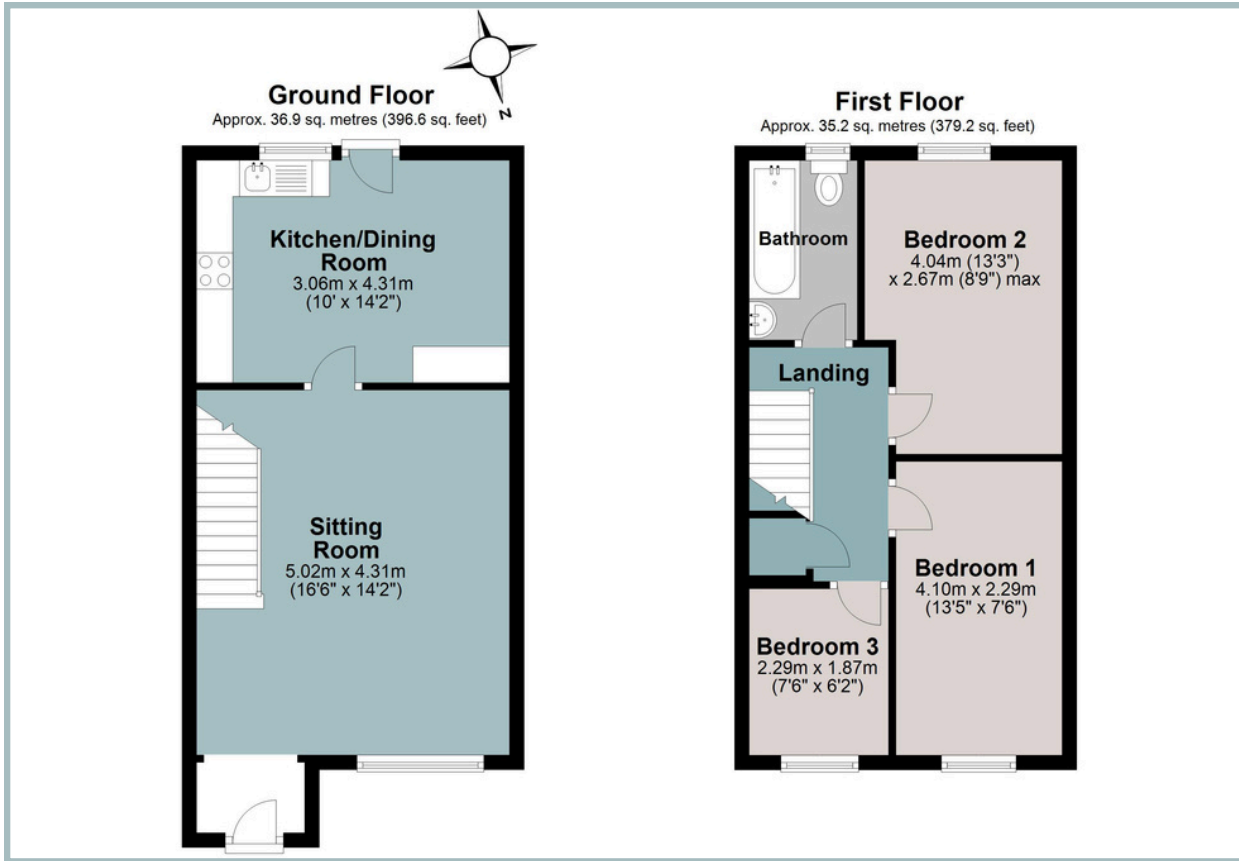
Ascending to the first floor, you'll discover three well-proportioned bedrooms. Two of these are generous double rooms, offering comfortable retreats for relaxation. The third bedroom is a versatile single room, which could serve as an additional bedroom, a home office, or a study. The family bathroom on this floor is equipped with a shower over the bath.

The rear garden features two distinct patio areas and a lush lawn. This space is perfect for outdoor dining, entertaining, or simply enjoying the fresh air. Additionally, the property benefits from a side gate, providing easy access to the garden from the front of the house.

The property comes with two designated parking spaces located in the car park adjacent to the house.



TOTAL APPROXIMATE AREA: 72.1 SQ METRES 775.9 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage.

EPC: Current C (71) Potential B (86)

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 the centre of Kingsbridge head towards Morrisons. As you drive into Morrisons continue straight driving past it and the property will be on your left.

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