



6 Mount Pleasant • Kingsbridge



Situated only a short walk from the centre of Kingsbridge, 6 Mount Pleasant is located within a quiet cul-de-sac and welcomes you with its inviting ambiance and practical layout. Step through the porch into a spacious hallway that sets the tone for the rest of the home.

The heart of the residence, the welcoming living room, beckons with abundant natural light streaming in through large windows, creating an airy atmosphere perfect for relaxation and everyday living. A hallway extends from here, seamlessly connecting the living space to the kitchen.

The kitchen is a well appointed, with sufficient space for a table and, boasting ample wall and floor cupboards that provide generous storage options. The plentiful worktop space offers convenience for meal preparation, while a built-in oven caters to your cooking needs. The window overlooking the garden, infuses the space with natural light.

Conveniently located on the ground floor, a well-appointed cloakroom and W/C adds practicality to daily living, enhancing the functionality of the home.



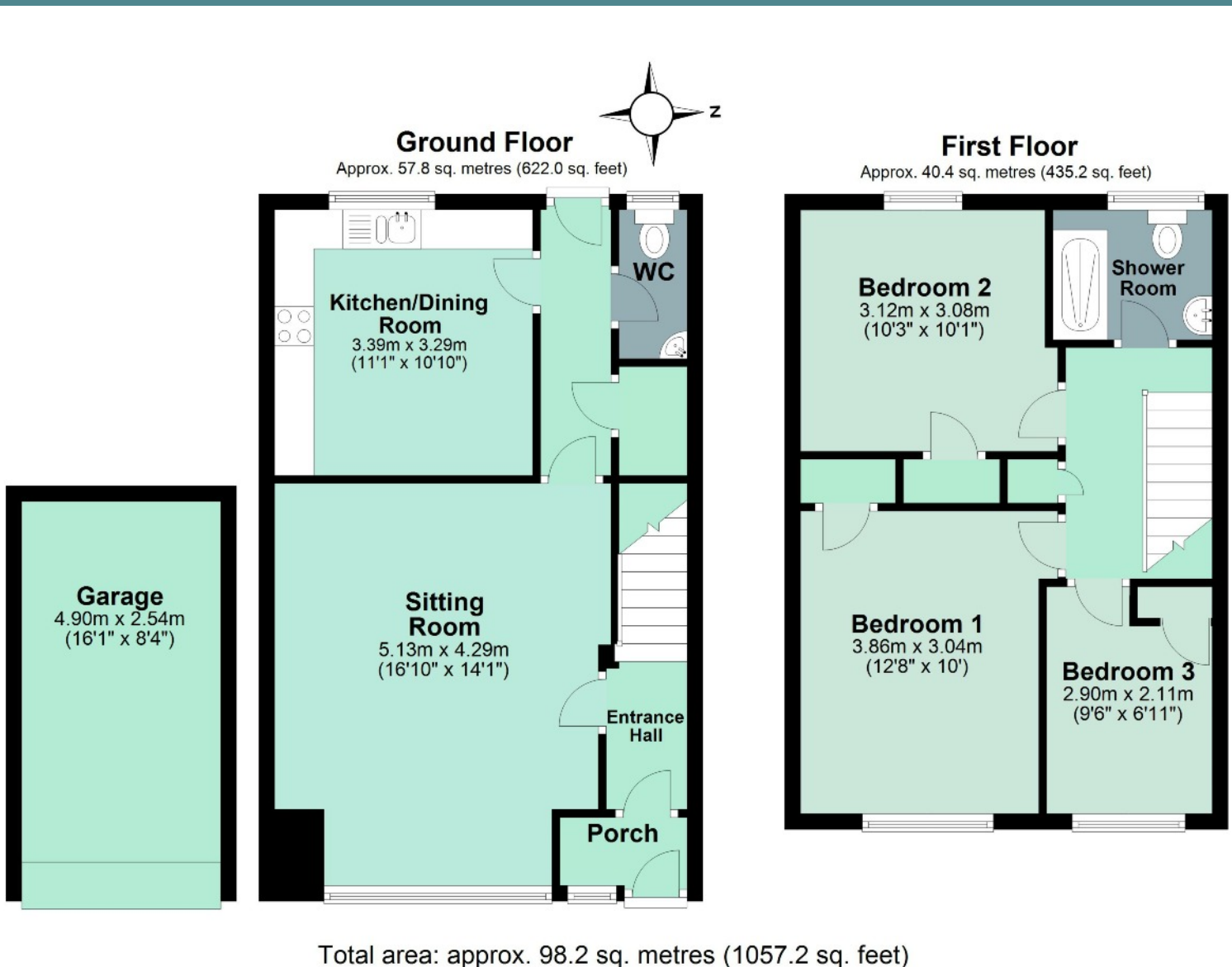
A well presented 3 bedroom property with driveway parking and garage.

Ascending to the upper level, discover two generously sized double bedrooms, each offering fitted wardrobes and plenty of space for rest and relaxation. The third bedroom could be utilised as a study/office or as an additional bedroom this room also benefits from a fitted wardrobe. Completing the upper level is a shower room featuring a walk-in shower.

Stepping outside, the paved garden awaits, providing a low-maintenance outdoor space perfect for al fresco dining, entertaining, or simply relaxing. Accessible via steps, the garden also leads to the side of the property and the garage/driveway, offering convenient parking options for vehicles.

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

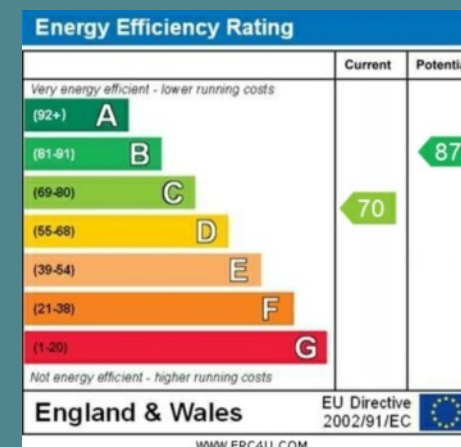
Council Tax Band: C

Local Authority: South Hams District Council

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

Directions: From our Kingsbridge office turn right on Duncombe Street and continue straight onto Church Street. As you approach the overhead bridge take a left turn onto Fosse Road. Mount Pleasant will be on your right as you go up the hill, no. 6 will be towards the end on your left.

Viewings: Very strictly by appointment only.



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