39 Scholars Walk

Kingsbridge • TQ7 1QL

A beautifully presented 3 double bedroom south westerly facing town house situated in the popular Market Town of Kingsbridge. Scholars Walk is situated within just a short walk of Kingsbridge town centre. Formally Kingsbridge School, the building has since been converted into a series of trendy townhouses. South facing and beautifully presented, the property provides good size accommodation arranged over four floors.

From the entrance hallway, a good size utility room is located on the left with plumbing for a washing machine, floor units and storage space and a separate toilet is opposite. A few stairs lead up to the L-shaped living room with two beautiful sash windows occupying views over Kingsbridge. Leading to the first floor occupies two spacious double bedrooms with built in storage and shelving alongside a family bathroom with under floor heating. The second floor has been recently converted from the loft into a large double bedroom with Velux windows, built in storage and an En-suite shower room with underfloor heating.

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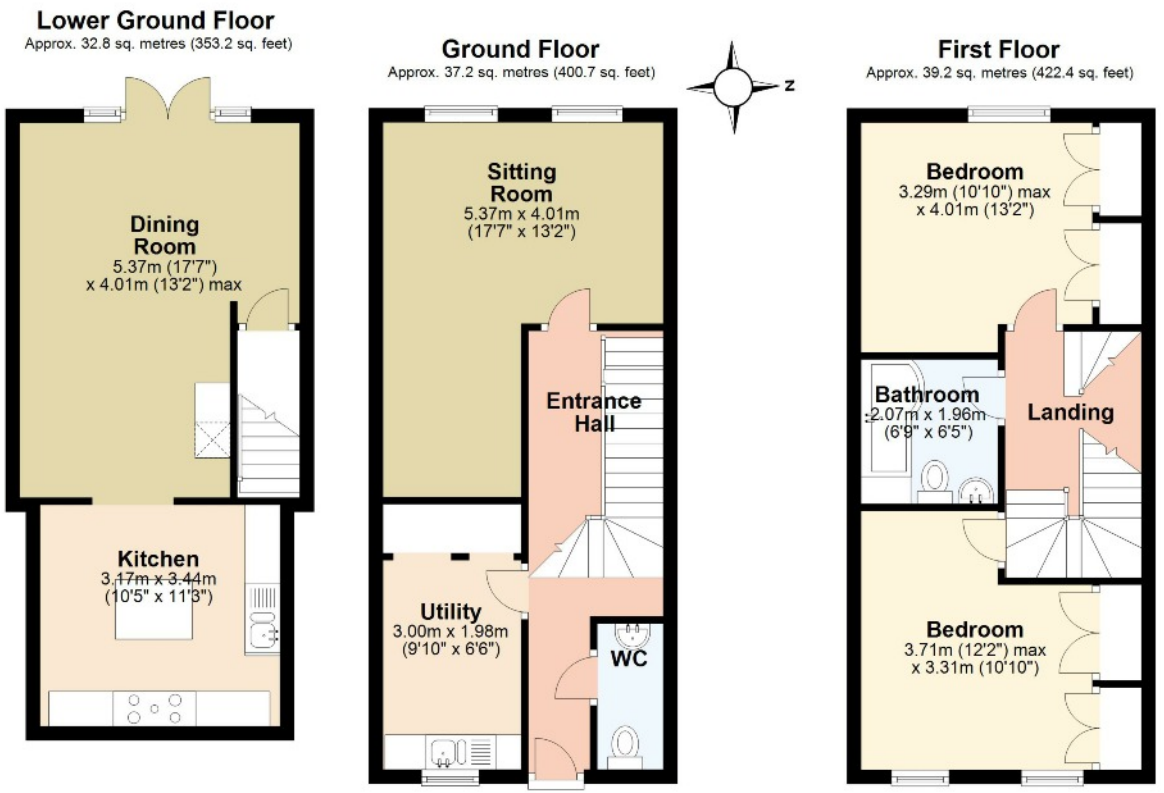
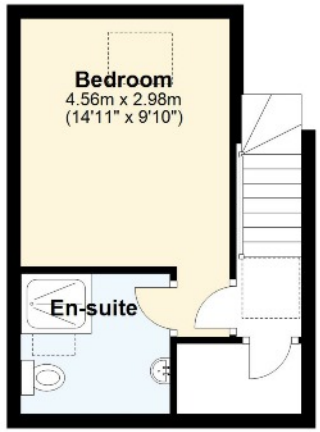
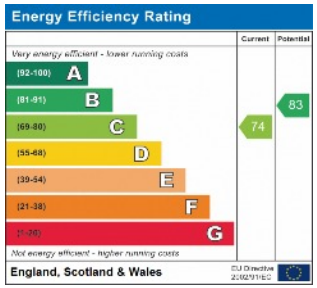
Leading down the stairs from the entrance brings you to the open plan living/ kitchen area which has been converted beautifully, double doors open onto an enclosed and beautifully landscaped south westerly facing low-maintenance courtyard garden. The lower ground floor accommodation also benefits from underfloor heating and is the perfect entertaining space. The kitchen provides a range of floor and base units including a gas range cooker with appliance space for a dishwasher.

The car park situated behind the property has two allocated parking spaces for 39 and use of the bin store.

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', providing a 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 sense of community. 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, country and coastal walks.







Total area: approx. 130.2 sq. metres (1401.2 sq. feet)

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

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

Directions: From our office on Fore Street, take the next right turn into Duncombe Street and continue straight up to Waterloo Road turning left at the junction into Church Street. Continue for a couple hundred yards, taking the first left into Fosse Road. Proceed along Fosse Road and take the first left into Scholars Walk. 39 Scholars is located on the right hand side at the bottom of the estate.

Please Note: This property cannot be holiday let.

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DISCLAIMER
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2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

CHARLES HEAD
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