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17 LOWER WARREN ROAD

KINGSBRIDGE • TQ7 1LF

# 17 LOWER WARREN ROAD

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## GROUND FLOOR

Porch | Entrance Hallway | Kitchen | Living/Dining Room | Bedroom | Shower Room | Access To Double Garage

## FIRST FLOOR

Four Bedrooms - Two With En-Suite Shower Rooms | Bathroom

## LOWER GROUND FLOOR

Kitchen | WC | Bedroom | Bedroom | Garden Room | Utility

## EXTERNAL

Double Garage | Ample Parking On Driveway | Tiered Garden with Vegetable Patch | Patio | Terrace Leading From Living Room And Access To Porch





“A unique elevated substantial home with vast potential to design the perfect home with glorious estuary views”...

17 Lower Warren Road is an impressive detached residence offering a unique living experience in one of the town's most desirable locations. This property offers the finest water views overlooking estuary from its three floors. With potential for refurbishment, this residence presents an opportunity to create a truly remarkable living space, complemented by multiple windows framing breathtaking the ever changing water and rural views.

- Detached property set over 3 floors
- Far reaching water and countryside views
- Highly sought renovation potential
- Large driveway and double garage
- Light and spacious
- Large wrap-around balcony





As you enter through the porch, you're greeted by a spacious hallway with plenty of convenient storage space. The ground floor encompasses a bedroom with partial water views and built-in wardrobes along with a shower room and access to the double garage. The kitchen offers an exciting opportunity for modernisation and leads seamlessly into the large open-plan living-dining area. Sliding PVC doors from the living room open onto the front balcony area, providing panoramic views extending to Salcombe and perfect for watching the sunsets.

Ascending to the first floor, the landing leads to a family bathroom and a further three bedrooms, each offering built-in wardrobes and long water views. The master bedroom boasts double aspect windows and an en-suite shower room. All windows throughout the property are double-glazed UPVC.

Venturing to the lower ground floor, you'll find a spacious landing with under stairs storage, a Kitchen with boiler and washing facilities, a downstairs toilet and a large pantry. This level also features a large bedroom, utility room, secondary living room and garden room with access to the garden.

Externally, the property's ground floor terrace features a glass balustrade and access to the side of the property. The tiered garden offers ample opportunities for landscaping, with lush lawn, greenhouse-style shed, vegetable patches, pond and tiered patio sections. Mature shrubs and trees adorn the garden combined with breathtaking panoramic water and rural views that truly set this property apart. The property also benefits from an integral double garage and large driveway for multiple vehicles.







# KINGSBRIDGE AREA

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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 beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles (all distances are approximate)



TOTAL APPROXIMATE AREA: 300.3 SQ METRES (3232.8 SQ FEET)



**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** South Hams District Council

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

**EPC:** TBC

**Viewings:** Very strictly by appointment only

**Directions:** From our office in Kingsbridge, follow the one way system onto Embankment Road and the A379. Take the left hand turning into Highfield Drive, follow the road and then take the right hand turning into Lower Warren Road. The property can be found on the right hand side.

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