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23 LOWER WARREN

KINGSBRIDGE

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TQ7 1LF

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GROUND FLOOR

Entrance Hallway | Open Plan Kitchen/ Dining | Living Room | Bedroom 1 |
Bedroom 2 | Family Bathroom | Two Balconies

LOWER GROUND FLOOR

Bedroom 3 | Bedroom 4 | Shower Room | Utility Room | Two Garages | Games
Room

EXTERNAL

Driveway Parking | Rear Garden Laid To Lawn | Patio | Vegetable Patch | Solar
Panels | Powerwall Battery





“Large detached 5 bedroom property with lovely water and countryside views”...

23 Lower Waren Road is a well-appointed, detached property in a prime location in Kingsbridge. Ideally situated within walking distance of town amenities, primary and secondary schools, and the Salcombe and Kingsbridge Estuary, this home offers a blend of spacious living and scenic surroundings, with water and countryside views from multiple vantage points.

The kitchen and dining room, which seamlessly opens onto a westerly-facing balcony. This area, perfect for hosting or casual dining, enjoys panoramic water views and provides a delightful space to enjoy the evening sun. Adjacent is the living room, featuring a charming log burner and also offering direct access to the balcony, creating an ideal indoor-outdoor flow.





The property offers four generously sized bedrooms, one of which includes built-in wardrobes and access to a second balcony with water views. Two of the ground-floor bedrooms open directly onto the garden, enhancing the connection to the outdoor spaces. The layout is complemented by two bathrooms, a spacious entrance hallway, a utility room, a versatile games room, and two garages.

- Panoramic water and countryside views
- 4 well proportioned bedrooms
- A lovely balcony to enjoy sunsets and stunning views
- Rear garden and patio area
- Driveway with off road parking
- Possibility to convert to have a self contained apartment downstairs (STPP)

The garden is a standout feature, with a large patio area, a vegetable patch, lawn with a mature tree, and several private spots to relax or entertain, all with water views. Its south-westerly orientation ensures plenty of sunlight throughout the day. To the front, is a private driveway for multiple cars, access to the garage and log store.





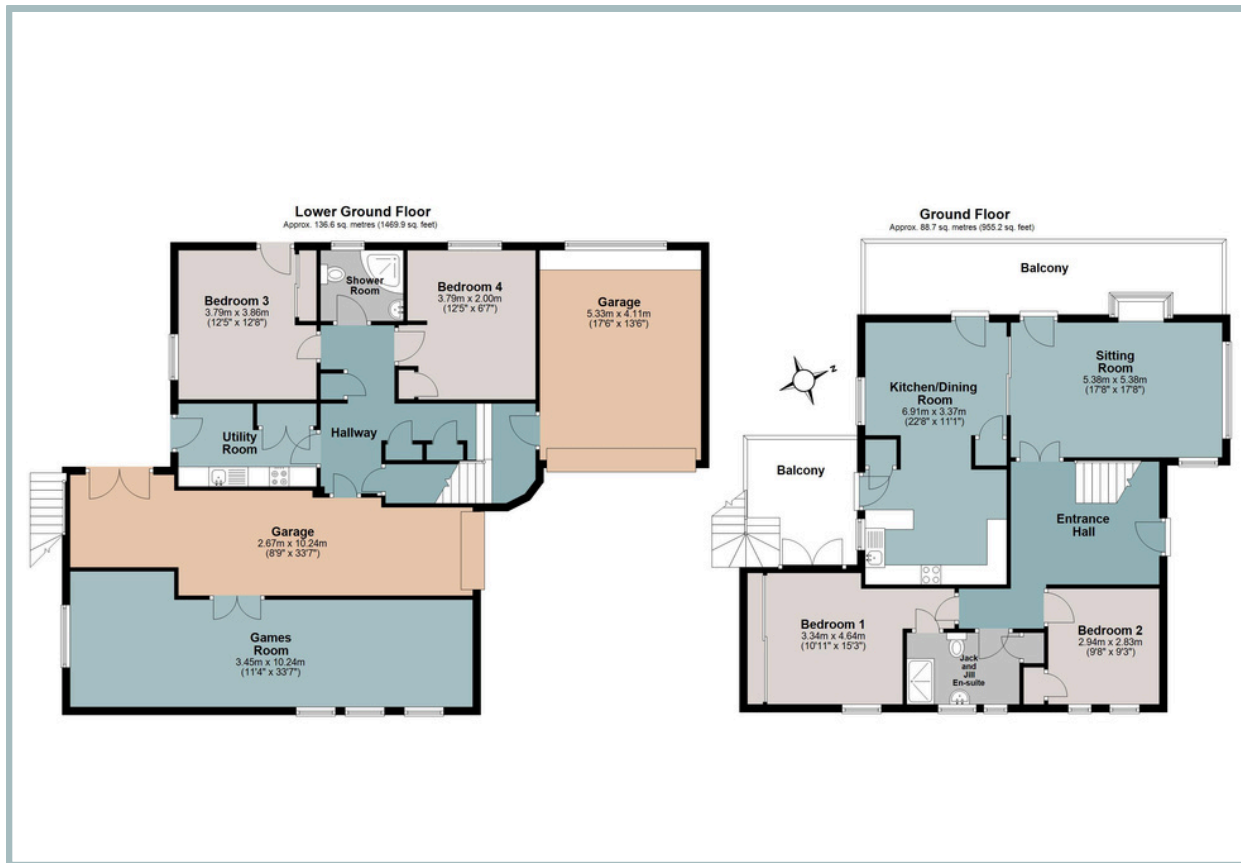
KINGSBRIDGE

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.

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



TOTAL APPROXIMATE AREA: 225.3 SQ METRES 2425.1 SQ FT



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating. Solar Panels and Powerwall Battery.

EPC: Current C (80) Potential B (82)

Viewings: Very strictly by appointment only

Directions: From the promenade continue along Embankment Road turning left onto Highfield Drive. Continue up the hill and turn right onto Lower Warren Road, No.23 is located on the right hand side.

What Three Words: ///always.binds.remarks

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