



Glendene, 13 Waverley Road



Glendene, 13 Waverley

, Kingsbridge, Devon, TQ7 1EZ

Salcombe 6 Miles Totnes 13 Miles A38 Devon Expressway 10 Miles

An elegant 2 double bedroom + study period property with the opportunity for extension or remodelling to provide a 3 - 4 bedroom family home. Off-road parking and pretty rear garden.

- Immaculate Period Property
- Option To Remodel To Create An Additional Bedroom / Bathroom
- 2 Parking Spaces
- 2 Double Bedrooms + Study
- Charming Features Including Open Fireplaces
- No Onward Chain

Guide Price £400,000

SITUATION & DESCRIPTION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and highly-rated (OFSTED) secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both also within easy reach.

Glendene is located in an elevated position in a favoured part of the town with other such elegant period properties. The property is immaculate throughout and has retained many of its original period features with high ceilings, generous proportioned rooms and feature fire-places. The property benefits from off-road parking and a pretty rear garden with utility outbuilding and timber shed.



ACCOMMODATION

A beautiful entrance hallway leads off into a large front reception room with an open fire place as a central point with recessed built-in shelving and storage either side. A large bay window ensures the room is light and airy. The 2nd reception room is an elegant dining room, with an open fireplace and could additionally serve as a generous snug. Downstairs WC. The kitchen is well equipped with an abundance of cupboards and space for a table and chairs. The adjoining conservatory or sun room provides access to the rear garden. * There is an ideal opportunity here to extend and create a larger kitchen / diner with bi-fold doors out onto the gardens and as per the neighbours' efforts*

Upstairs there are 2 fabulous double bedrooms as well as a study room which was the original bathroom. Bedroom 1 is located to the front of the property and boasts 2 large windows and a feature fireplace, currently a wonderful oversized double bedroom. The family bathroom, having originally been Bedroom 3 is spacious with a separate shower and bath – these could be swapped back around to create a third bedroom - or opportunity here to go into the roof to create a 3rd double bedroom en-suite . Airing cupboard.

OUTSIDE

The small garden to the front of the property has been intelligently planted with well established shrubs. There is parking for 2 vehicles end to end with a timber gate providing additional access to the rear garden. An original outhouse provides a useful utility space with power and plumbing for washing machine and tumble dryer, outside tap. The rear garden is just delightful with an Acer tree, palm, red leaf evergreen and magnolia tree. There are also 2 timber sheds.

SERVICES

Mains electricity, water & drainage with gas central heating.

VIEWINGS

Strictly by prior appointment please through our Kingsbridge Office Tel: 01548 853131.

DIRECTIONS

The property is located off West Alvington Hill - coming from Kingsbridge turn left onto Waverley Road and Glendene, Number 13 will be found on your left hand side. Parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	63	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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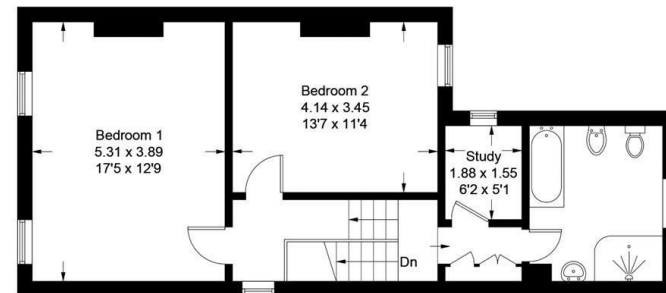
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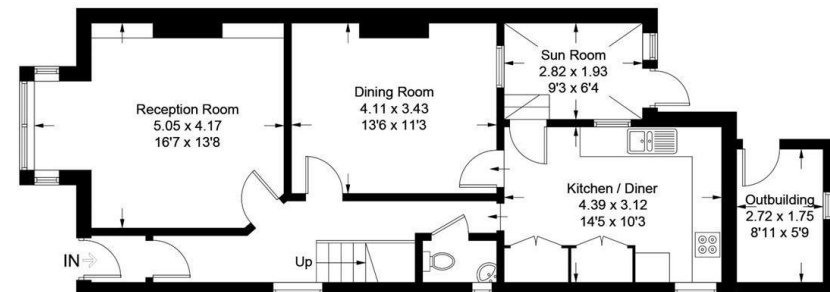
Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft

Outbuilding = 4.7 sq m / 50 sq ft

Total = 128.0 sq m / 1377 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID699528)



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