

£700,000

FOR SALE

3 Bedrooms - Kingsbridge

- ❖ Substantial period property
- ❖ 3 double bedrooms
- ❖ 3 Receptions
- ❖ Large basement area
- ❖ Attic rooms with potential
- ❖ Approx 120ft walled rear garden
- ❖ Gas central heating



Duncombe Villa, Kingsbridge



Property Summary:

Duncombe Villa is a striking detached 19th century property, filled with many original features, located just a short stroll from the town centre. Requiring modernisation throughout, the property offers massive potential to become a wonderful family home with a large and wall enclosed rear garden.

About the Area:

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'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

The property comprises:

A part-glazed entrance door leads to the hallway with partly wood panelled walls and doors to ground floor receptions rooms, with understairs storage cupboard (With old stairs leading to basement). A turning staircase with an attractive arched stained glass window over the mid landing leads to the first floor.

Living room:

Bright and spacious dual aspect room with French doors to front and window to the rear overlooking the beautiful garden, and a fireplace with an attractive tiled surround.

Dining room:

Bright room with French doors to front, and an attractive fireplace

Kitchen:

Currently fitted with a range of wood fronted units and workspace with inset twin bowl stainless steel sink with a mixer tap. Stoves four-burner gas cooker and inbuilt eye-level oven and space for an under-counter fridge, freezer and dishwasher.

Study:

Originally used as the main office and offers much potential to become a wonderful kitchen/living area. Wood panelled throughout, window overlooking garden and an attractive marble fireplace surround.

First floor:

On the first are three double bedrooms, all of which are a good size and feel bright and airy with built in storage cupboards, with the two main bedrooms having a front facing aspect.

The bathroom has a suite comprising of newly fitted walk in shower cubicle, and coloured WC and basin

Further set of turning stairs lead up to the attic rooms which consist of two storage areas and two good size rooms with the potential to be turned into a large bedroom and en-suite.

Lower ground floor level:

There are a selection of external stone buildings which are most useful for storage, with the benefit of an external WC.

Below the main house are two large rooms, including a laundry and a large office with potential to be used as additional rooms for the house, or maybe be converted for use as an Airbnb (Subject to any required planning) as there is a separate access gate which can be reached from the front by its own path.

There is also a garage to the side of the property with roller door and power.

Outside:

To the front of the property is a lovely garden, accessed by a small set of steps, with path through the centre and further steps up to the front veranda. Subject to planning, there is scope to turn some of this into off road parking if required. Additional path to the left side provides access to the lower ground level rooms.

To the rear of the property is a beautiful walled garden of approx. 120 ft in length with lovely views. Mainly laid to lawn with access to the lower ground level and storage room.

Directions:

From our office, proceed up Fore Street and bear right into Duncombe Street where Duncombe Villa will be found on the left hand side after around 150 yards.

COUNCIL South Hams District Council – Tax Band F
SERVICES: Mains electricity, water, gas and sewerage

TENURE Freehold
EPC RATING: E

Duncombe Street, Kingsbridge, TQ7

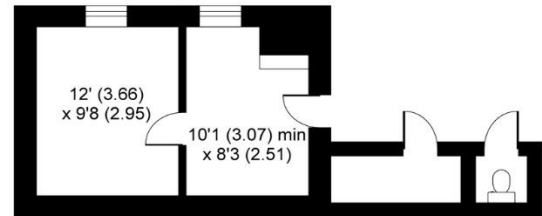
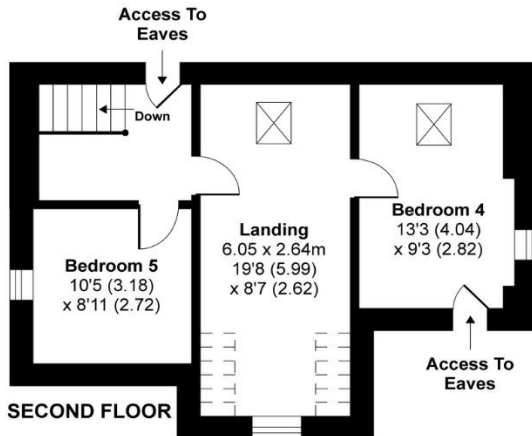
Approximate Area = 2972 sq ft / 276.1 sq m (includes garage)

Limited Use Area(s) = 20 sq ft / 1.8 sq m

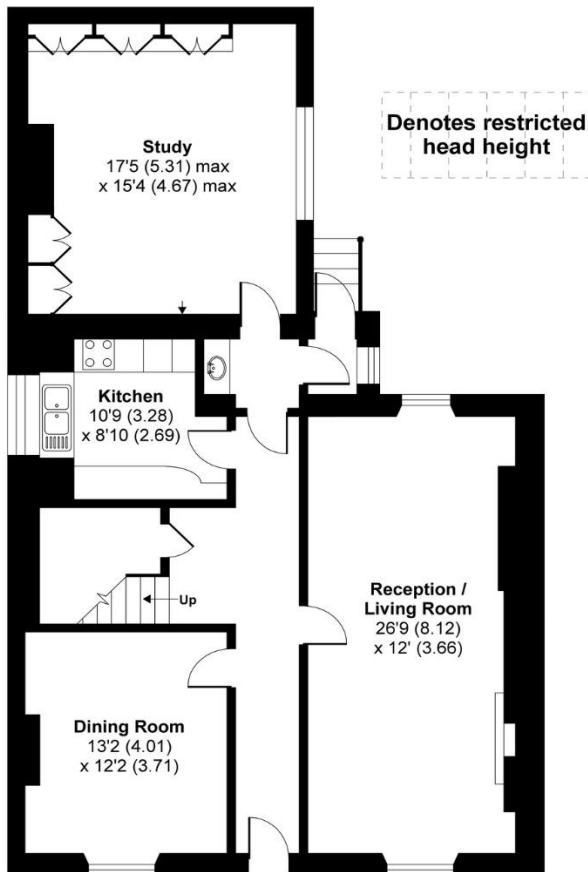
Outbuilding = 270 sq ft / 25.1 sq m

Total = 3262 sq ft / 303 sq m

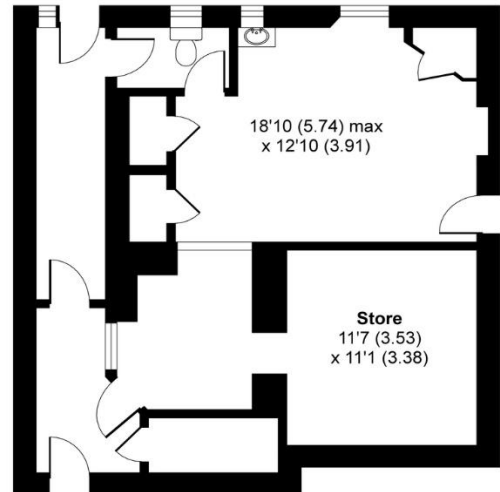
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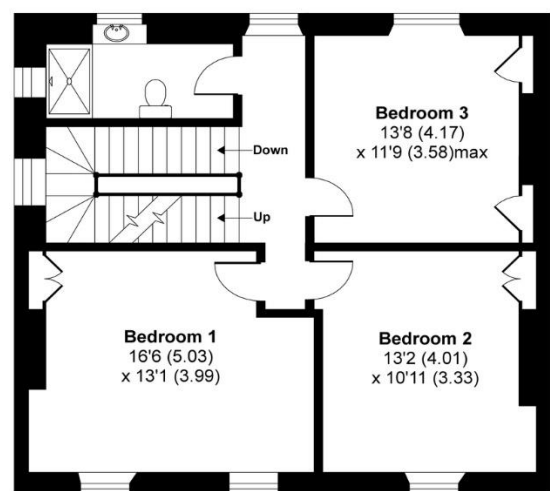
OUTBUILDING



GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nìchecom 2021. Produced for Kingsbridge Estate Agents Ltd. REF: 720605