



9 Henacre Road
Kingsbridge, Devon TQ7 1DN

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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This is a nicely presented end terrace family home, situated just a few minute's walk or drive from the centre of town and all the amenities it has to offer. Off the entrance porch you enter into the kitchen which has fitted base and wall units and dual aspect windows. The sitting/dining room also has dual aspect windows allowing in lots of natural light and giving views over the front and rear gardens. Completing the ground floor is the bathroom, with grey suite and shower above the bath.

The first floor houses the 3 bedrooms, 2 double with built-in storage and 1 single. Outside the lawned front garden is bound by a low wall and has a path and steps to one side taking you down to the porch. To the side and rear of the property is a further lawned garden with mature hedge and shrub borders and patio seating area a vegetable plot and storage shed.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches. The town boasts an excellent primary school and a community college which was judged "outstanding" by Ofsted. Close by there are boat moorings, quays and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

KEY FEATURES

- End terrace property
- Good size accommodation
- Well maintained gardens
- Separate vegetable plot and shed
- Short walk into town and the quay
- Close proximity to schools
- Perfect family home

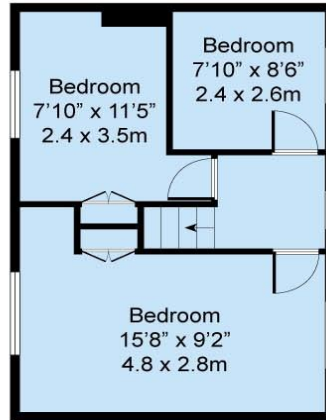
BEDS 3 | BATHS 1 | RECEPTS 1 | EPC – D | COUNCIL TAX – Band B | TENURE – Freehold

SERVICES

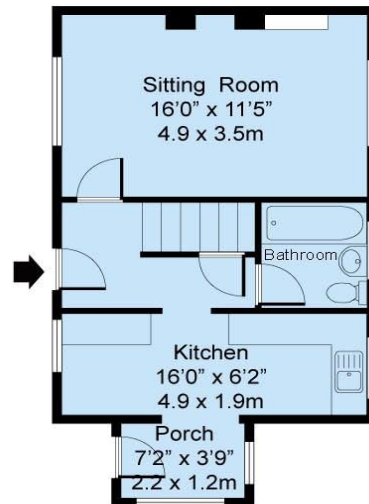
Mains electricity, gas water and drainage. Gas central heating.

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1ST FLOOR



GROUND FLOOR

Total area 87 Sq.m (936 Sq.ft) Approx
(Excluding Garage)



NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



DIRECTIONS

From the centre of town proceed along the Embankment keeping the Quay on your right-hand side. Turn left into Derby Road, continue on into Rack Park Road then turn left into Coronation Road. Proceed up the hill, take the first right turn into Henacre Road and the property is the first on your right-hand side.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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