

19 Embankment Road, Kingsbridge

Guide Price £1,100,000

HARRIET GEORGE








HOME
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19 Embankment Road

Kingsbridge, Kingsbridge

- Immaculately presented accommodation
- Breathtaking views
- Extended and renovated with attention to detail
- Kitchen dining living room with wood burning stove
- Spacious sitting room with wood burning stove
- Excellent storage
- Easily maintained gardens
- Driveway parking
- Double garage with EV charger
- Walking distance of town centre

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. This stretch along the water at Kingsbridge is hugely popular and sought after, offering an exceptional waterside location with all of the benefits of Kingsbridge town just a short walk away.

The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College.

Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D







Embankment Road is a favoured residential area within walking distance of the town and its amenities; it is also extremely convenient for estuary access via a public slipway on the opposite side of the road.

The house occupies an elevated south west facing position and has been comprehensively modernised and extended by the current owner.

The immaculate accommodation is bright and airy and arranged over three floors. On the entrance level is a generous hallway, cloakroom, kitchen dining living room with wood burning stove, snug and spacious sitting room with floor to ceiling windows to take full advantage of the glorious views.

There are 4 bedrooms on the first floor, the principal bedroom has an en-suite shower room and sliding doors lead out to a balcony with expansive views. The guest bedroom also has access to the balcony and a family shower room serves the other bedrooms. On the top floor is a 5th bedroom and bathroom as well as eaves storage.

Standing in the middle of its plot, the house has easily maintained terraced gardens at the front and rear, beautifully planted and screened for privacy. At the bottom of the garden a gate leads onto Embankment Road where there is a footpath into the town.

There is a workshop and double garage with electric up and over door with parking for several cars in front.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

From Kingsbridge take the A379 along Embankment Road towards Dartmouth. Turn left onto Warren Road and the parking / garage for 19 Embankment Road is a short distance up on the right hand side.













Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.