

37 EMBANKMENT ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

37 EMBANKMENT ROAD

Description

This is a super semi-detached property in a fantastic elevated position giving the most magnificent views down the estuary towards Salcombe/East Portlemouth and surrounding countryside over towards Malborough.

The house sits on a generous size plot, to the front is a lawned garden with established shrubs and trees bound by an attractive low stone wall. There's a large driveway leading up to the garage and rear of the property allowing for ample parking. And steps up to the a large timber decked terrace which is a fantastic place to entertain or simply relax and take in the superb views.

Internally the property offers approximately 1481 sq.feet of bright and spacious accommodation comprising spacious entrance hall with stairs to the first floor and cloakroom. The open plan kitchen/dining room enjoys views to the rear garden. There are plenty of fitted floor and wall units with integrated appliances, access door out to the garden and built-in cupboard, the dining area has a decorative fireplace and French doors opening to the rear. The sitting room is to the front and has a large bay window allowing you to take full advantage of the views, a feature fireplace and door to the hall.

Upstairs there is 1 single bedroom and 3 double bedrooms with built-in wardrobes, the principal also enjoys en-suite facilities. Completing the accommodation is the family bathroom which has lovely stained glass windows, corner bath and separate shower.

The private lawned rear garden is a pure delight, bound by mature shrubs, trees, hedge and fencing. From the gravelled patio area central steps take you up through a tiered rockery to the lawn and remainder of this wonderfully kept garden. At the very top is access out to Lower Warren Road.

Situation

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, primary school, and a community college. 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.

Directions

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From the quay in Kingsbridge, take the A379 Dartmouth coastal road heading out of town with the Quay on your right-hand side. Continue on past the Crabshell Inn towards Bowcombe Bridge and No.37 will be found on the left-hand side



PROPERTY DETAILS

Property Address

37 Embankment Road, , Kingsbridge, Devon TQ7 1LA

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate).

Services

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

EPC Rating

Band D. Current: 68, Potential: 81

Council Tax

Band E.

Tenure

Freehold.

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Superb semi-detached property
- Fantastic views down the estuary and to open countryside
- Approx 1481 sq.ft of bright and spacious accommodation
- Delightful well-established, front and rear gardens
- Large decked terrace to the front
- Garage and ample driveway parking

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

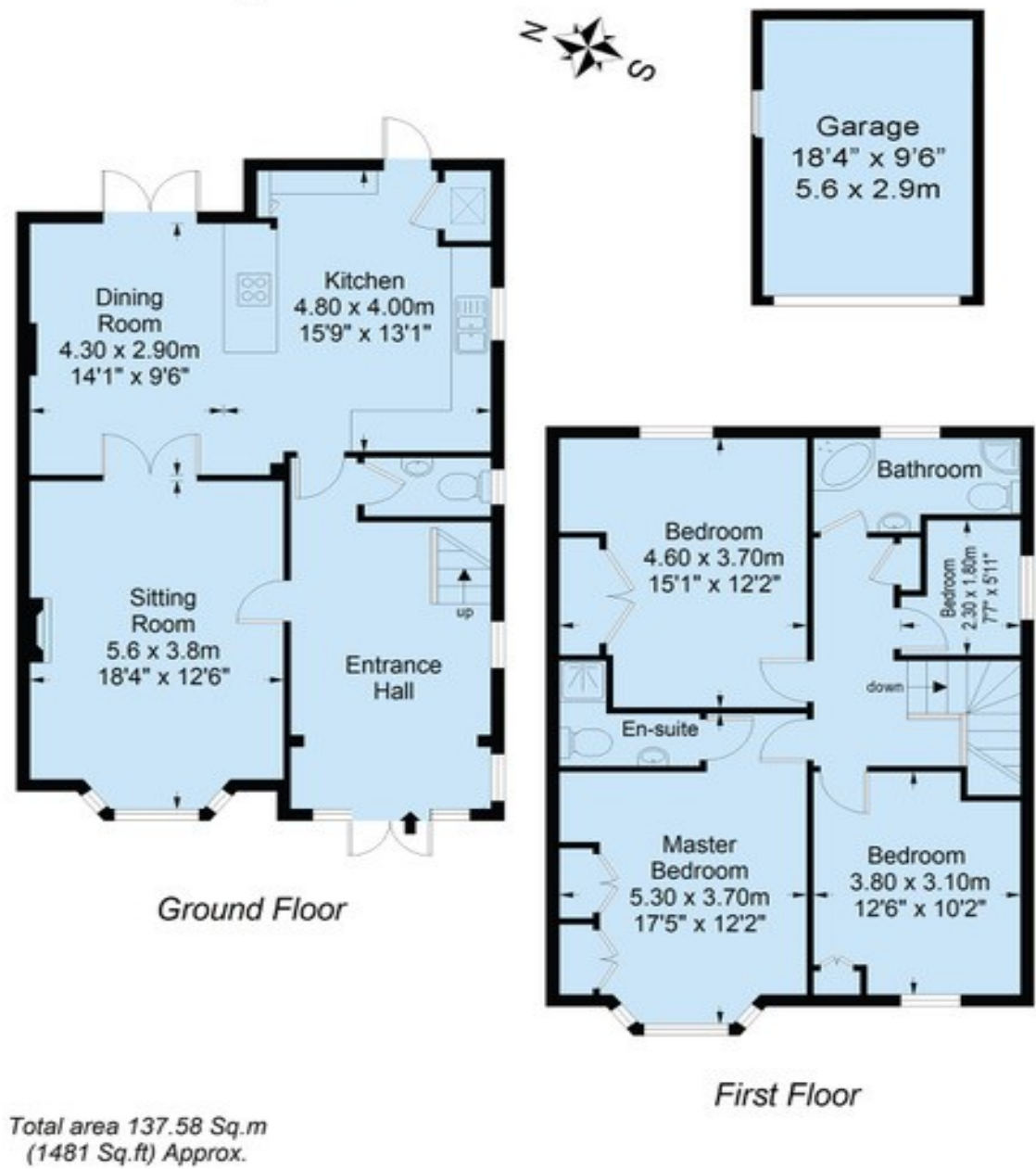
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



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