



Dennings, Wallingford Road
Kingsbridge, Devon, TQ7 1NF

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A fabulous, thoughtfully remodelled and refurbished detached double fronted Victorian property with fantastic outside space, garden, off street parking and within easy reach of the amenities of Kingsbridge.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Open Plan Kitchen/Dining and Living Room, Utility Room, Cloakroom

First Floor

Master Suite with Built-In Wardrobes, Balcony and En-Suite Shower Room.

Family Bathroom, Two Staircases, Bedroom 2 with Built-In Wardrobes, Juliette Balcony and En-Suite Shower Room.

Bedroom 3 with Juliette Balcony and Storage.

Bedroom 4 with Built-In Storage.

Second Floor

Double Bedroom With Skylights

Outside

Off Street Parking, Outdoor Seating Area, Tiered Lawned Rear Garden, Decked Seating Area with Large Pergola, Timber Planters, Shed

Mileage

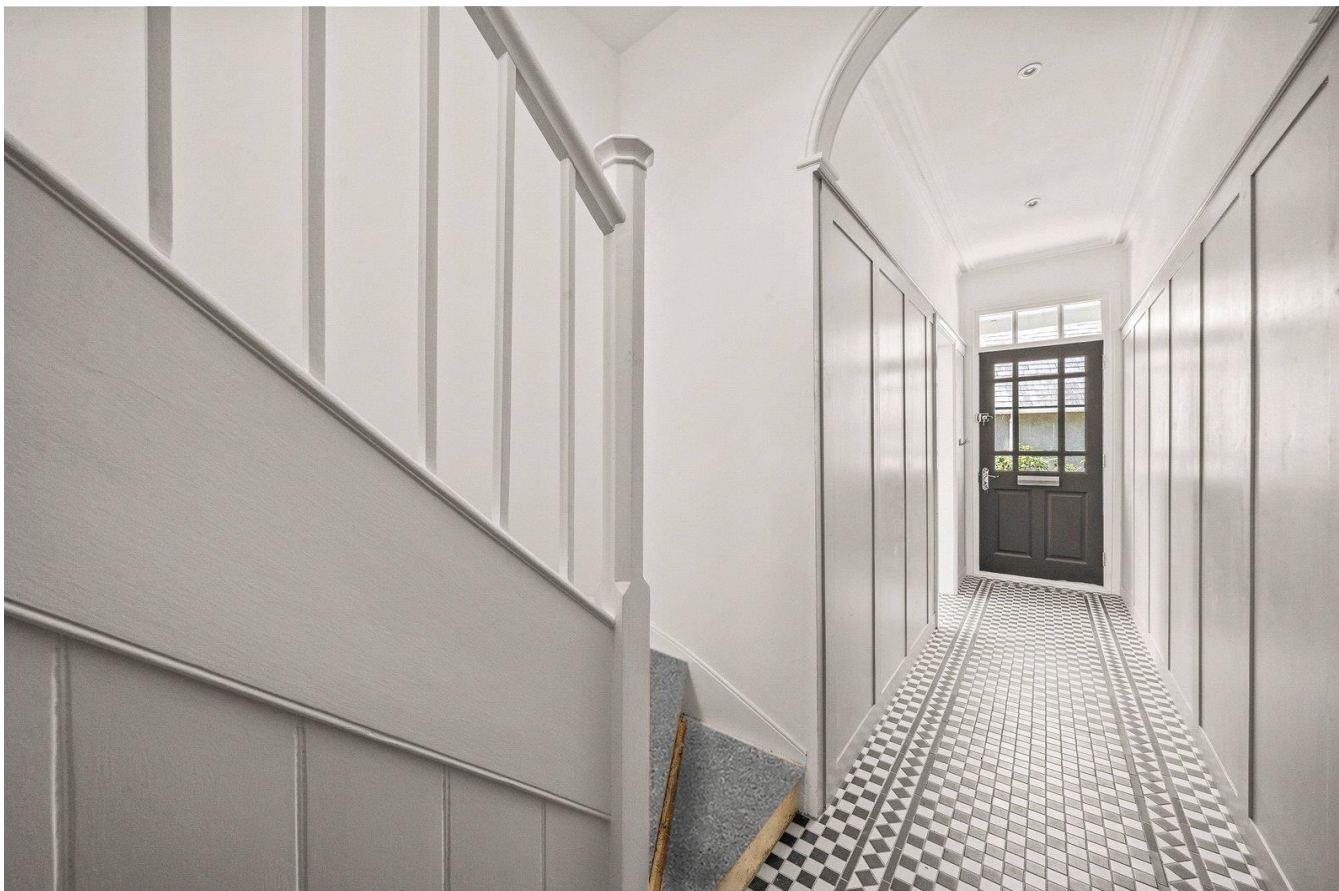
Totnes 13 miles; A38 Devon Expressway 10 miles;

Salcombe 6 miles (distances are approximate)

Kingsbridge Office

01548 857588

kingsbridge@marchandpetit.co.uk







KEY FEATURES

- Wonderful double fronted Victorian property
- Fabulously remodelled and refurbished
- High specification fittings and finish
- Open plan kitchen, dining, family room with stone fireplace
- Numerous integrated appliances
- Separate sitting room
- Master bedroom suite with balcony, dressing area and en-suite
- 4 further bedrooms, 2 with Juliette balconies
- Family bathroom and an en-suite to bedroom 2
- Outdoor entertaining area off the kitchen
- Tiered lawned rear garden, timber planters and shed
- Decked terrace with large pergola
- Parking to both sides of the property





Description

A superb example of a fine Victorian property, fully remodelled and renovated using high specification fixtures and materials, yet retaining some character features including exposed stone walls, inset fireplace and wonderful high ceilings. The spacious property offers ? sq. ft of living accommodation, is full of warmth and light and has a contemporary twist to it.

On arrival you are greeted by an impressive central entrance hall with tiled flooring, panelled walls and stairs to the upper floors, to the right is a sitting room with dual aspect windows and Herring bone flooring, which runs throughout the ground floor and some of the upstairs bedrooms. At the end of the hall is a utility room with built-in storage and a cloakroom. The fantastic open plan kitchen/dining/family room runs the full length of the house and has sliding doors opening on the lower entertaining space. At the far end is the well-equipped kitchen with a bank of built-in storage cupboards incorporating the oven and microwave. The floor and wall units along the back wall house a 5-ring gas hob with extractor above and there's a central island with sink and instant hot water tap. This room has more than ample space for a large dining table and chairs and further room for a sofa/sitting area in front of the feature stone fireplace.

Upstairs the principal bedroom is glorious, having a balcony which not only allows in lots of natural light, but is a fantastic place to sit and relax, en-suite shower facilities and a dressing area with built-in cupboards.

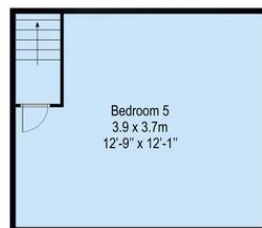
On this level are 3 further bedrooms, all with built-in storage, 2 at the front of the property with Juliette balconies 1 with en-suite shower and a family bathroom. On the second floor is the 5th bedroom with skylights.

Outside front there's off road parking either side of the property and access around to the rear outdoor entertaining area which has a slatted timber frame above and is bound by stone wall and timber framed planters. From here steps take you up to the higher levels, each is laid to lawn and again bound by timber planters. At the top is a superb, large, decked seating area with pergola over and has lovely views to the surrounding countryside.

Situation

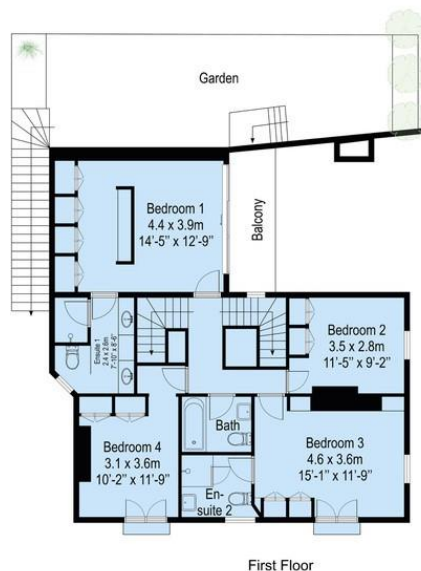
The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches. The town boasts an excellent primary school and a community 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.





Total Area Approx 185 SQ.M/ 1991 SQ.FT

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



LOCAL AUTHORITY

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

SERVICES

Mains electricity, gas, water and drainage. Ground floor has underfloor heating. Gas central heating upstairs.

COUNCIL TAX

Band E.

EPC RATING

Band F.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

TENURE

The property is freehold.

VIEWINGS

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

DIRECTIONS

From our offices on Fore Street turn right onto Duncombe Street, at the bottom of the hill turn left into Wallingford Road. Proceed along Wallingford Road, keep right where the road forks and the property will be found on the 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.

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS