



43 Lower Warren Road  
Kingsbridge, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An attractive four-bedroom family home set in an elevated position with superb views over the Salcombe and Kingsbridge Estuary

A detached family home in need of modernisation offering flexible accommodation and a generous terraced garden. The property is configured in an upside-down layout to maximise the excellent views over the Kingsbridge estuary and surrounding countryside. The property lies in a sought-after residential area on the fringes of the town.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**GARDEN & BALCONY**



**FREEHOLD**



**TOWN**



**1,704 SQ FT**



**OFFERS IN THE REGION OF £750,000**



### The property

43 Lower Warren Road is an attractive part-rendered property offering more than 1,700 sq ft of light-filled accommodation arranged over two floors. The ground floor accommodation flows from a welcoming reception hall through to a generous sitting room which features a dual aspect allowing for a wealth of natural light with patio doors that lead out onto the elevated 72 sq ft rear aspect balcony. The kitchen has a range of wall and base units with complementary work surfaces and modern integrated appliances. A door from the kitchen leads through to a double bedroom which could be used as additional reception space if required with a cloakroom completing the accommodation on this floor.

Stairs from the reception hall lead down to the lower ground floor which comprises three double bedrooms including the principal bedroom which benefits from fitted storage and an en suite bathroom. The other two bedrooms are serviced by a family bathroom. Also on this floor is a useful study and a fitted utility room with walk-in store.

### Outside

Having plenty of kerb appeal, the property is approached over a driveway providing private parking for up to 2 vehicles and providing access to the integral garage. There is a small area of well-maintained lawn at the front of the property with mature shrubs and flowerbeds while steps lead down the side of the house to the rear garden. The beautiful rear garden is laid to gently sloping lawn and features paths that wind down past mature terraced flower and shrub beds. The garden also features a paved terrace providing ideal space for al fresco dining as well as providing a wonderful vantage point for enjoying the stunning views over the Salcombe and Kingsbridge Estuary and surrounding countryside. The garden also features a garden shed and a water feature.



## Location

Located at the head of an estuary in the South Devon National Landscape, Kingsbridge, the principal market town in the South Hams, offers a range of amenities including independent and high street shopping, GP and dentist surgeries, supermarkets, cinema, leisure centre, library, pubs, restaurants and primary and secondary schooling. The estuary offers boat moorings and water sports, and the area offers magnificent sandy beaches and some fabulous coastal and countryside walks. The popular sailing towns of Salcombe, Dartmouth and Totnes are within easy reach, as are golf courses at Bigbury and Thurlestone. Communication links are excellent: Totnes Station offers regular trains to London (London Paddington, 3 hours 15 minutes), the A38 Devon Expressway gives access to major regional towns, and the motorway network and Exeter Airport offers domestic and international flights.

## Distances

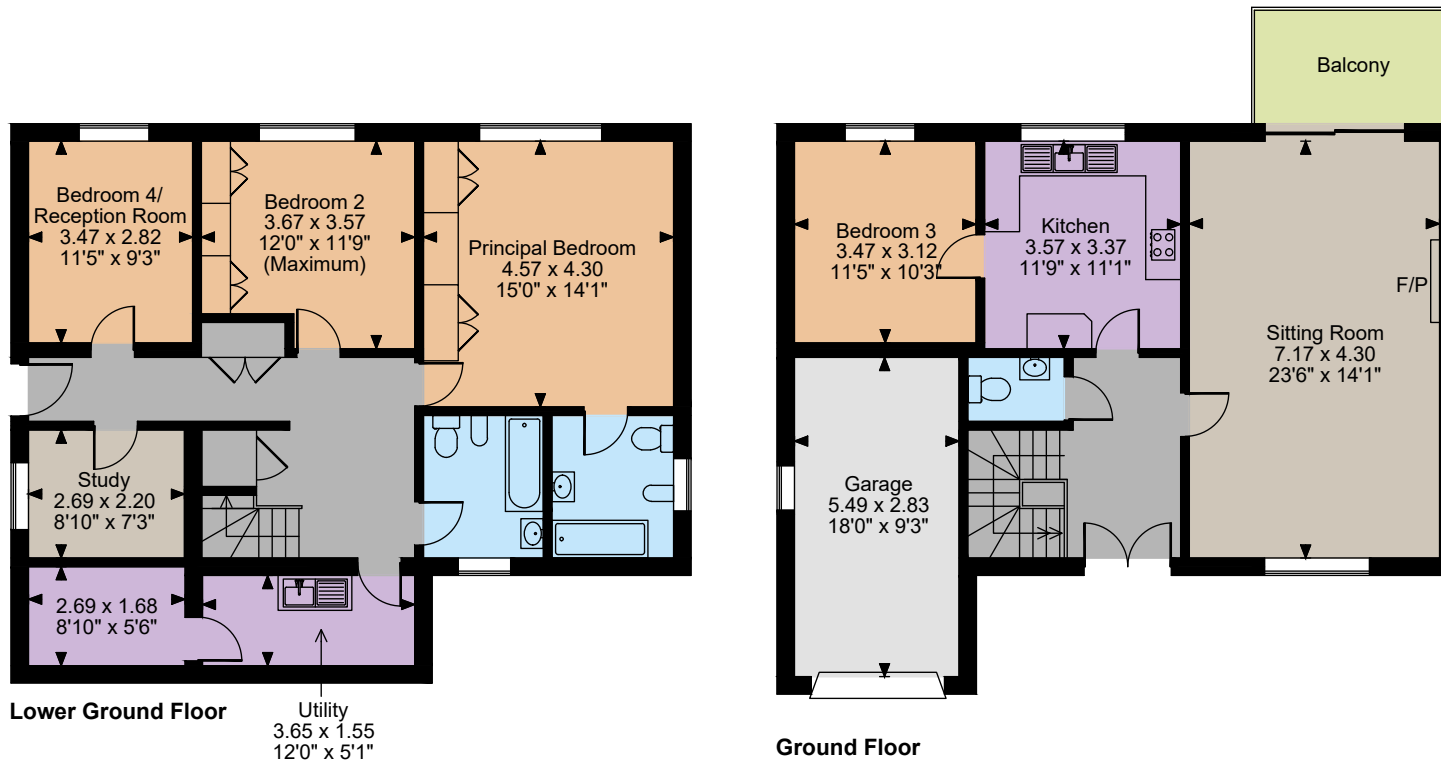
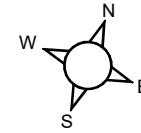
- Kingsbridge town centre 0.7 miles
- Salcombe 6.2 miles
- A38 (Devon Expressway) 11.0 miles
- Dartmouth 12.7 miles
- Totnes 13.8 miles
- Totnes mainline station 14.4 miles
- Exeter 41 miles

## Nearby Schools

- Kingsbridge Community Primary School
- West Alvington C of E Primary School
- Kingsbridge Community College
- Dartmouth

Local buses to Blundells School and Stover School.





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 1,704 sq ft (158 sq m)

Garage internal area 167 sq ft (16 sq m)

Balcony external area 72 sq ft (7 sq m)

For identification purposes only.

## Directions

TQ7 1LF

what3words: ///drawn.trinkets.calculating - brings you to the driveway

## General

Local Authority: South Hams District Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: TBC

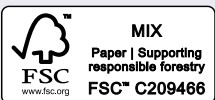
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Exeter

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