



7 Barnfield Walk



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Kingsbridge, Devon, TQ7 1QS

Town centre 0.5 miles

A superbly modernised and beautifully presented two-bedroom terraced house, with off road private parking, outside space and is within a convenient walk of the town

- Superbly modernised and well-presented terraced home
- Bright open-plan kitchen/sitting room
- Off street private parking plus residents parking
- Freehold sale
- 2 double bedrooms
- Modern family bathroom
- Area of outside space and storage areas
- Council Tax band A

## Guide Price £220,000

### DESCRIPTION

The property has been significantly improved during the vendor's seven years of ownership, including complete rewiring, new plumbing, and comprehensive redecoration throughout.

### ACCOMMODATION

From the entrance door, a spacious hallway provides excellent storage, including a useful under-stairs recess and three additional storage cupboards. A door leads to Bedroom Two, a double room currently used as a home office.

On the half landing, there is a door to an external staircase leading down to the private parking area. There is also a small secondary storage area to the side of the front door. On the first floor, there is a utility cupboard with space and plumbing for a washing machine and tumble dryer. Bedroom One is a double room, and the family bathroom is fitted with a bath and mixer shower over, complemented by electric underfloor heating. There is a superb open-plan kitchen/sitting room, finished with laminate flooring and a modern range of base and eye-level units including a breakfast bar. Appliances include an electric fan oven, a Bosch induction hob with extractor over, integrated dishwasher and space for a large American-style fridge/freezer.

### OUTSIDE

Outside, the property enjoys a fenced-in area of land with a raised brick flower bed, offering a manageable area of outdoor space. There is a private drive with parking for 1 vehicle, with two outside storage areas.

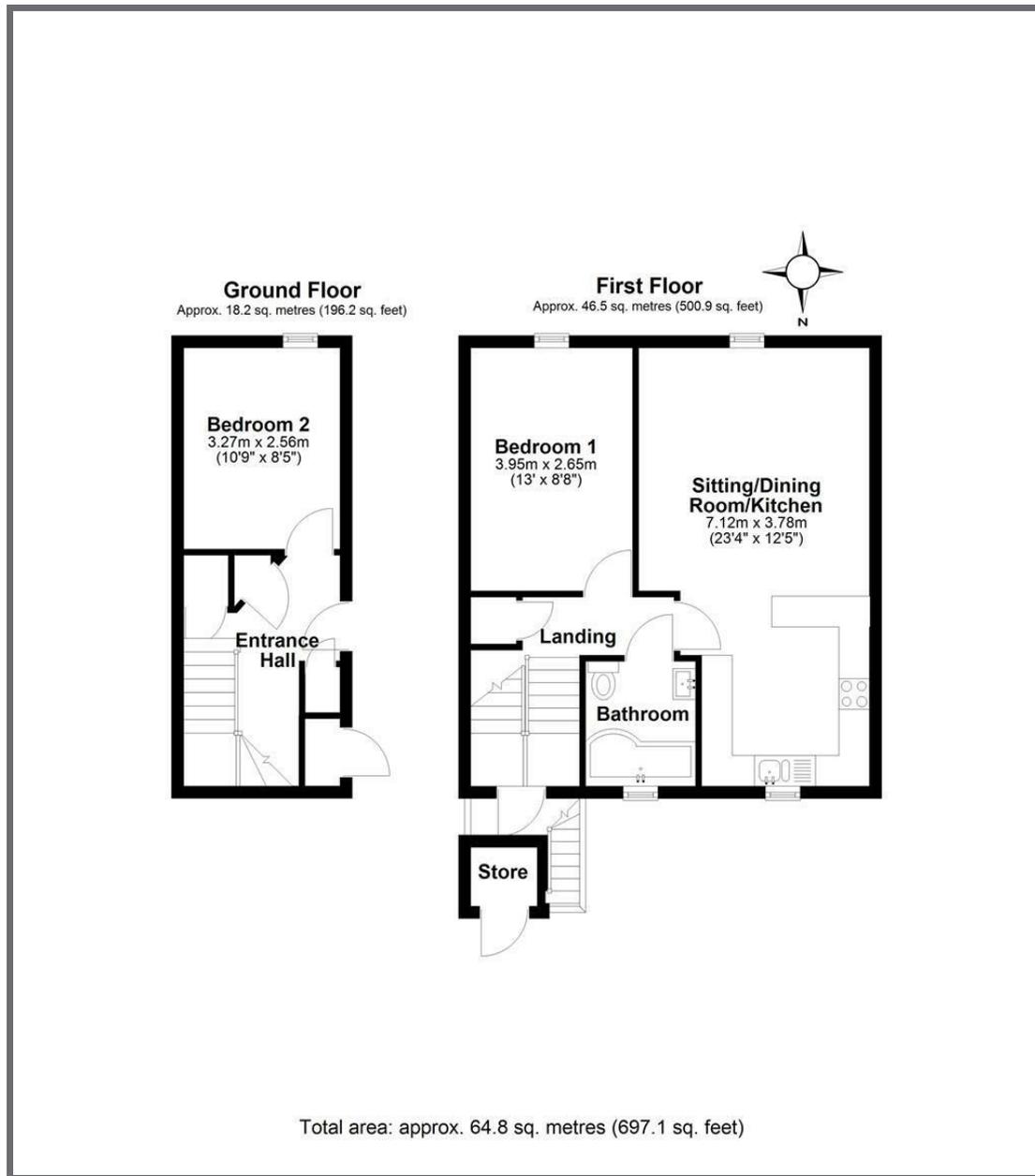
### SERVICES

All mains with gas central heating. Freehold, Council Tax band A





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
EU Directive 2002/91/EC			

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