



Providence, 4 Washabrook Lane



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Washabrook Lane, Kingsbridge, Devon TQ7 1RS

Salcombe 6 miles. Dartmouth 14 miles. Totnes 13 miles.

A well-appointed, three-bedroom bungalow set in an elevated position with far-reaching south-easterly rural views.

- Fantastic south-easterly countryside views
- Three bedrooms
- Spacious open-plan kitchen/dining/sitting room
- Off-road parking for 3-4 vehicles
- Freehold
- Well-appointed accommodation.
- Family shower room and en-suite bathroom
- Beautifully landscaped, low-maintenance gardens
- Double garage with electric up-and-over door
- Council Tax Band F

Guide Price £625,000

SITUATION

Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach.

DESCRIPTION

Providence was built in 1985, on land formerly owned by the Diocese. This attractive detached bungalow enjoys an enviable setting with sweeping countryside views. The layout is open and light-filled, centred around a superb open-plan kitchen/dining/sitting room that benefits from large windows and sliding doors out to a raised East facing patio.

A private tarmacadam driveway leads to an off-road gravel parking area suitable for a couple of vehicles or a boat.

In addition to a double garage with electric door, lighting and power. A stone wall with well-stocked flowerbeds runs parallel to the parking area, enhancing the approach.



ACCOMMODATION

The front entrance is reached via a side terrace and steps, leading up from the garage and parking area. The property benefits from a generous entrance hall—ideal for coats and boots—with Karndean flooring continuing throughout the main reception areas.

The open-plan kitchen includes a range of fitted base and eye-level units and integrated Beko appliances: dishwasher, double electric oven, and five-ring gas hob with extractor hood. Plumbing is in place for a washing machine, and there's room for a freestanding fridge/freezer. The kitchen flows seamlessly into the dining/sitting room, which spans the full width of the property. A gas fire with stone hearth creates a cosy focal point at one end, while large picture windows and sliding doors frame the outstanding far reaching rural views.

A central hallway provides access to the rest of the accommodation, which includes:

A family shower room fitted with a corner pressurised shower unit.

Two good-sized double bedrooms located at the rear of the property, both overlooking the landscaped gardens. The main bedroom includes an en-suite bathroom with a shower attachment over the bath.

Bedroom 3 is a smaller double bedroom, which can be used as a bedroom or would serve well as a home office.

The hallway also contains a large linen cupboard and a useful storage room that houses the gas-fired Worcester Bosch boiler. Loft access is provided via a drop down hatch with a fitted ladder within the hallway.

GARDENS AND GROUNDS

The gardens have been thoughtfully landscaped by the current owners and are a particular feature of the property.

To the front, there's a raised paved terrace leading down to a gravelled area with a well-stocked flower border and a path winding around a charming garden pond.

Accessed via pathways on either side of the property, the rear garden offers well-planned flowerbeds and borders arranged around a central paved path. A timber shed sits to the rear, next to a fenced boundary.

One of the garden's standout features is a sunken paved sunbathing area, bordered by a low rendered wall and easily accessed from the side of the house. There is ample storage for kayaks along the side of the property and two water butts for rainwater collection.

A further paved seating area lies opposite the main entrance, enjoying plenty of morning and early afternoon sun.

SERVICES

Mains water, electricity, gas fired combi boiler for central heating, Klargest septic tank drainage. According to Ofcom, ultrafast broadband and good mobile coverage is available at the property.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

DIRECTIONS

The property is readily visible off Washabrook Lane. What3words //merely.encoding.plugged

VIEWING ARRANGEMENTS

Strictly by appointment through Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

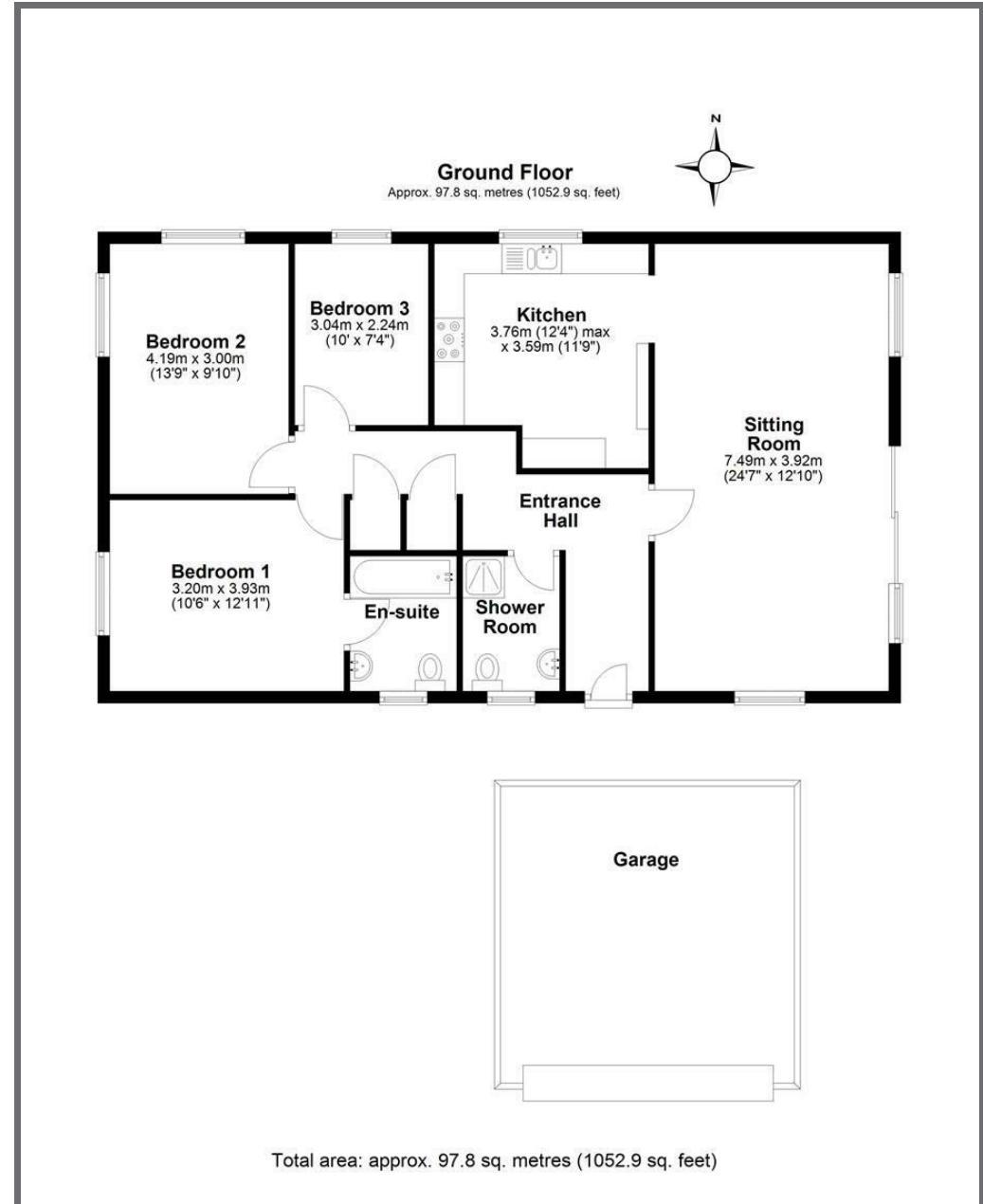


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	72
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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