4 Beechwood Drive

Kingsbridge

Price £399,999

Freeborns
ESTATE AGENTS

A modernised three-bedroom detached house located towards the outskirts of Kingsbridge. The property is situated in quiet, residential cul-de-sac and a short walk from the local primary school. The property, which has been improved by the current owners, benefits from a small garage, driveway parking for 2 vehicles and a west-facing easy maintenance rear garden.

4 Beechwood Drive, Kingsbridge, TQ7 1RR

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL
Laminate flooring, understairs storage cupboard, recessed ceiling spotlights, composite front front door and uPVC window.

CLOAKROOM/WC
Low level WC, pedestal wash hand basin, laminate floor, radiator, extractor fan.

KITCHEN
Cream coloured, shaker style base and eye level kitchen units with laminate worktops. 1 1/2 stainless steel sink and drainer with mixer tap, ceramic hob with extractor fan over, eye level double oven/grill, integrated dishwasher, pull out bin drawer, integrated fridge, tiled splashbacks, laminate flooring, 2 x uPVC windows overlooking the rear garden.

DINING ROOM
Radiator, uPVC sliding door to rear garden, glazed doors to;

LOUNGE
2 X radiators, feature electric fire place, uPVC window to front.

FROM THE KITCHEN A DOOR LEADS TO;

UTILITY ROOM
Cream coloured, shaker style units with laminate worktops, stainless steel sink and drainer, space and plumbing for washing machine. Space for freezer, oil fired 'Grant' boiler, part glazed UPVC door to side.

A staircase with metal and oak banister leads from the entrance hall to the;

FIRST FLOOR LANDING
Built-in double wardrobe, loft hatch, uPVC window to side, recessed ceiling spotlights.

BEDROOM ONE
Walk-in wardrobe, storage cupboard, radiator, 2 x uPVC windows to front.

ENSUITE
Low level WC, wash hand basin with storage under, corner shower cubicle with 'Mira Sport' electric shower, mirror fronted vanity unit, dual fuel ladder style heated towel rail, laminate flooring, tiled walls, extractor fan, recessed ceiling spotlights.

BEDROOM TWO
Radiator, uPVC window to rear.

BEDROOM THREE
Radiator, uPVC window to rear.

BATHROOM
Panelled bath with glass and screen and 'Triton' electric shower over, low level WC and wash hand basin set into storage unit with worktop, ladder style heated towel rail, laminate flooring, tiled walls, extractor fan, obscured uPVC window to side.

OUTSIDE

INTEGRAL GARAGE/STORE
Accessed from utility room and benefitting from a mezzanine level.

FRONT
Driveway with parking for two vehicles along with a well maintained garden and bin store.

REAR
Slightly raised composite deck with decorative lighting, patio, lawn and planted bed. There is also an enclosed area housing the oil tank and useful storage area to side of property.

SERVICES
Electricity, water and drainage are connected. Heating is via an oil fired boiler.

COUNCIL TAX BAND
Amount payable approx

LOCAL AUTHORITY
South Hams District Council

EPC: D

CONSUMER PROTECTION FROM UNFAIR TRADING
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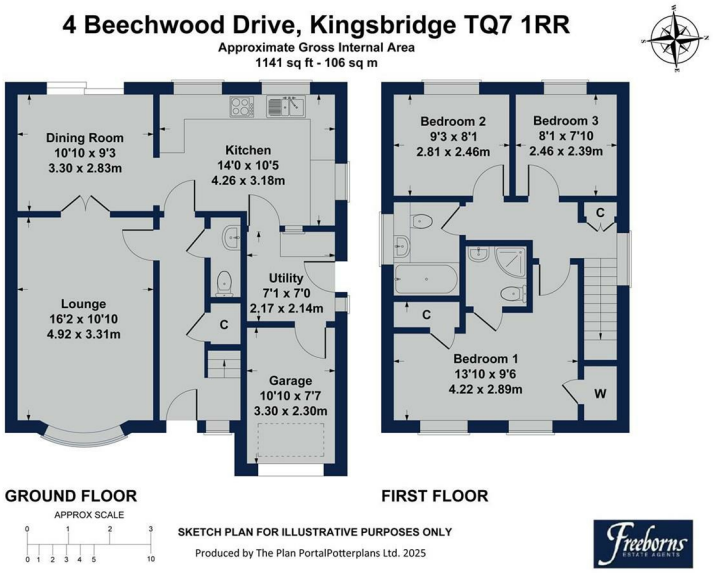

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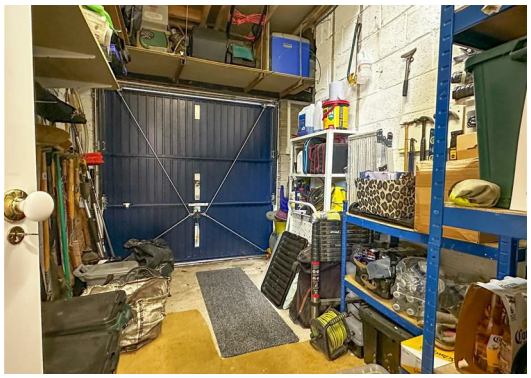

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