



**3 East Park**  
Kernborough  
£250,000

*Freeborns*  
ESTATE AGENTS

An idyllically located 2 bedroom house with garden in the heart of the popular hamlet of Kernborough. The property benefits from countryside and woodland views.

The Devon Covenant applies to this property.





# 3 East Park, Kernborough, Kingsbridge, Devon, TQ7 2LL

The hamlet of Kernborough lies approximately one mile from the village of Chillington with its shop and pub and some five miles from the market town of Kingsbridge. It is a peaceful location surrounded by rolling fields and some woodland. The coastal villages of Beesands and Torcross with their famous beaches are approximately 1 1/2 miles away.

## GROUND FLOOR

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

### ENTRANCE PORCH

Radiator, coat hooks.

### LOUNGE

open fire set in decorative stone hearth, 2 x radiators, uPVC windows to front and rear creating a light and airy room.

### KITCHEN

A range of base and eye level units with granite worktop over. Stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, space for oven, space for fridge freezer. LPG gas combination boiler providing domestic hot water and central heating, larder cupboard, cupboard housing the electric meter and fuse box, under stairs storage cupboard, radiator, half glazed uPVC doors to front and rear, uPVC window overlooking the rear garden.

## 1ST FLOOR

### HALLWAY

Loft hatch, radiator, uPVC window to rear

### BEDROOM 1

Storage cupboard, 2 x radiators, uPVC windows to front and rear with countryside and woodland views.

### EN-SUITE

Walk in shower, low level wc, pedestal wash hand basin, radiator, extractor fan, uPVC window to rear.

### BEDROOM 2

Built in wardrobe, radiator, uPVC window to front with countryside and woodland views.

### BATHROOM

3 piece suite comprising of low level wc, pedestal wash hand basin, panelled bath with 'Mira sport' electric shower over. Radiator, extractor fan, obscured uPVC window to rear

### OUTSIDE

The front of the property is accessed via a short set of shared steps, these lead

to the front garden which is mainly laid to lawn with mature shrubs, a storage area for LPG gas tanks, coal bunker and a concrete path to the front door.

To the rear of the house is a lawned garden which backs onto the adjoining fields and benefits from a brick built store and outside wc.

## PLEASE NOTE

This property is restricted by a Devon covenant which stipulates that owners buyers must have lived in Devon for 3 years leading up to the purchase or 7 years out of the last 20.

## EPC RATING: E

## COUNCIL TAX BAND: B

## TENURE

Freehold.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

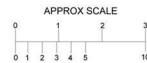
## 3 East Park

Approximate Gross Internal Area  
764 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2020



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

**Freeborns**  
ESTATE AGENTS

