



**2 East Park**  
Kingsbridge  
£950 Per month

*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.





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

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Coat hooks, radiator,

### KITCHEN

Newly fitted kitchen comprising of white fronted base and eye level with wood effect laminate worktop. Mid level oven, induction hob with extractor over, integrated washing machine and dishwasher, space for under the counter fridge and freezer. Storage cupboard, larder cupboard, Kardnean flooring, uPVC window and door to rear garden. radiator.

### BOILER ROOM

Air source heat pump and hot water tank.

### LOUNGE

2x Radiators, laminate flooring, uPVC window to front and rear.

### LANDING

Loft access, EnviroVent anti humidity system, uPVC window to rear.

### BEDROOM ONE

Built in cupboard with radiator, radiator, uPVC window to front and rear.

### BEDROOM TWO

Built in wardrobe, radiator, uPVC window to front.

### SHOWER ROOM

3 piece suite comprising of walk in shower unit, low level WC and pedestal wash hand basin. Ladder style heated towel rail, extractor fan, obscured uPVC window to rear.

### OUTSIDE

To the front of the property steps lead to a level lawn and patio area with path to front door. To the rear is a lawned garden with patio and storage shed.

### PARKING

1 allocated space, further on road parking is available close by.

### EPC - E

## COUNCIL TAX BAND - B

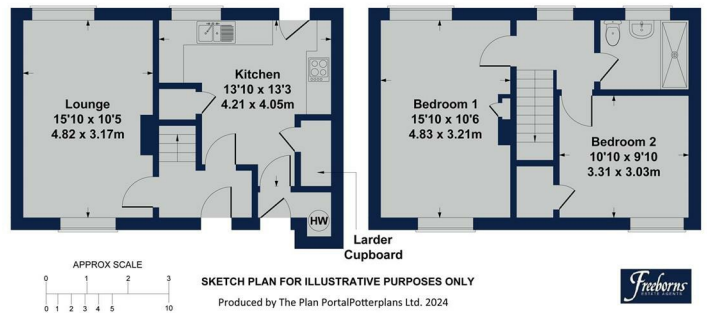
Amount payable approx £1759 per annum

## 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.

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

Approximate Gross Internal Area  
786 sq ft - 73 sq m



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