



4 Beechwood Drive

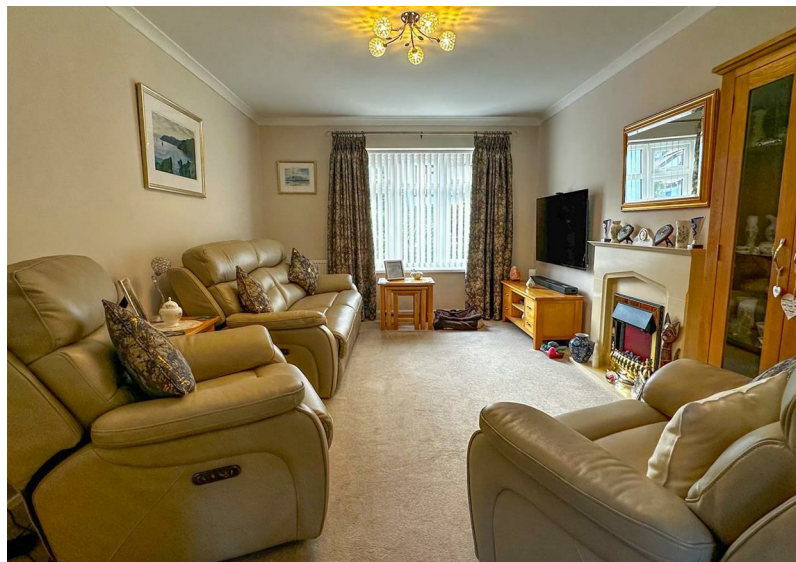
Kingsbridge

Price £415,000

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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

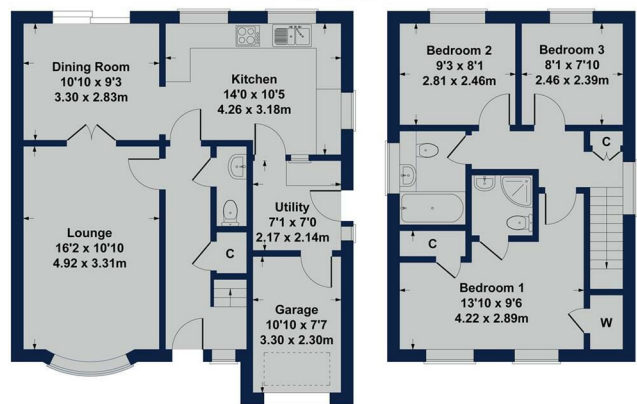
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CONSUMER PROTECTION FROM UNFAIR TRADING

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.

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Approximate Gross Internal Area
1141 sq ft - 106 sq m



GROUND FLOOR

FIRST FLOOR

APPROX SCALE
0 1 2 3 4 5 10

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan PortalPotterplans Ltd. 2025



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