



27 Highfield Drive, Kingsbridge

Guide Price £600,000

HARRIET  
GEORGE



## 27 Highfield Drive

### Kingsbridge

A detached house with spacious and flexible accommodation in an elevated position with far-reaching rural views.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters.

The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College.

Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe. Highfield Drive is a favoured and much sought-after part of the town, within walking distance of all the amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Situated within the popular development of Waterside Park, this deceptively large detached house is within easy walking distance of the town centre and offers flexible accommodation that extends to over 2000 sq ft. The house occupies an elevated south west facing position and enjoys open views across the town to unspoilt countryside beyond.

On the entrance level is a spacious hall with room for a desk, an oak staircase leading to the lower ground floor, living room with access to a large balcony with steps down to the garden, modern kitchen, utility room, two bedrooms, one with an en-suite shower room and a second family shower room.

On the lower floor there are currently two further bedrooms, a sitting room with doors to the garden, bathroom and several useful store rooms. There is the ability to live very comfortably on one floor and other properties nearby with a similar layout have been set up for multi-generational living.

At the front of the house is a carport and hardstanding for parking. The rear garden is enclosed and easy to maintain with a shed in the bottom corner.

### **SERVICES**

Mains water, drainage, gas and electricity. Solar panels.

### **DIRECTIONS**

From Kingsbridge take the A379 along Embankment Road towards Dartmouth. Turn left onto Highfield Drive and follow this road up the hill and around the corner. Number 27 will be found on the right hand side.



Approximate Gross Internal Area = 191.38 sqm / 2060 sq ft



## Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.