



## 77 Saffron Park

Kingsbridge, TQ7 1RW

Asking Price £210,000



A 3 bedroom property in the centre of Kingsbridge. This property also benefits from a parking space and a large garage as well as a balcony and terrace with views across town. This property would make a perfect buy-to-let, first home or holiday rental.



Description  
Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

**The Property:**

77 Saffron is a most unusual home. It is a second floor 3 bedroom apartment which has its own off road parking, garage, and far reaching views from its own garden.

**Entrance Hall:**

Part glazed UPVC door. Built in airing cupboard housing water tank, and loft access hatch. Carpeted with wall mounted night storage heater.

**Bedroom 1:**

Bright double bedroom with window to front with views. Electric heater.

**Bedroom 2:**

Double bedroom with window to rear elevation. Night storage heater

**Bedroom 3:**

Single bedroom with window to rear and electric heater.

**Living room:**

Good size room with sliding patio doors to balcony offering the perfect place to soak up the sun and enjoy the views. Carpeted with night storage heater.

**Kitchen:**

Fitted with a range of wall and base units and work surface with inset 1 ¼ bowl sink and drainer. Space for electric cooker, and plumbing for washing machine. Window to front elevation.

**Bathroom:**

Suite comprising bath with Mira electric shower over, hand wash basin and low level WC. Obscure Window.

**Outside:**

The property is accessed via a set of steps which lead to a private terrace, ideal for al fresco dining, and a further small courtyard area. On the ground floor is a driveway with parking for one vehicle and access to the garage which has up and over door, and power and lighting.

The property benefits from electric heating and UPVC double glazing, and would make a perfect first time purchase or buy to let investment.

Tenure: Leasehold 967 years remaining

Service charge of £350 PA

Services: Mains water, sewerage and electricity.

Council Tax: Band C South Hams District Council, Follaton House, Totnes, TQ9 5NE

EPC Rating: D

Construction: Standard brick/block under a tile roof.

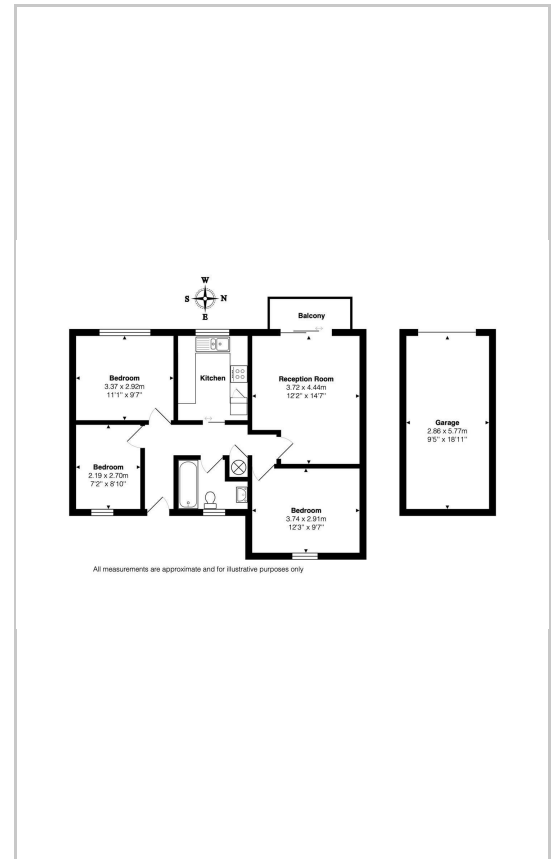
Broadband: ADSL and Superfast 24-100B Mbps and Ultrafast upto 220 Mbps available locally (Ofcom)

Mobile Coverage: A choice of providers locally. (Ofcom )

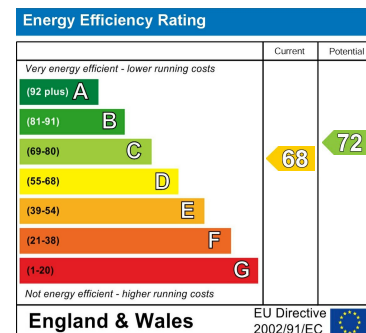
## Area Map



## Floor Plans



## Energy Efficiency Graph



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