

£235,000

FOR SALE



2 Bed End of Terrace House - Kingsbridge

- ❖ Town Centre Location
- ❖ Easy Access to Amenities
- ❖ Solar Panels
- ❖ Front & Rear Gardens
- ❖ Allocated Parking
- ❖ Stunning views
- ❖ Perfect first time home or investment property
- ❖ EPC Rating B
- ❖ Council Tax Band B



43 Saffron Park, Kingsbridge

Property Summary:

Located in a popular residential area near the heart of Kingsbridge, this well-proportioned two-bedroom end of terrace home offers bright living spaces, far-reaching countryside views, and a private, sunny rear garden. While the property would benefit from some internal modernisation, it presents excellent potential and includes double glazing, modern electric heating, solar panels, and allocated parking.

About the Area:

Kingsbridge is a thriving market town at the head of the Salcombe Estuary in the South Hams, an Area of Outstanding Natural Beauty. It offers a wide range of independent shops, supermarkets, cafés, restaurants, a cinema, leisure centre with swimming pool, medical centre, and community hospital. The town is well-connected to nearby coastal villages and beaches, including Salcombe, making it an ideal location for enjoying the South Devon lifestyle.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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The Property:

Situated in a popular residential area close to the heart of Kingsbridge, 43 Saffron Park is a well-proportioned two-bedroom end of terrace home, offering bright and airy accommodation, attractive countryside views, and a private garden. While the property may benefit from some internal modernisation, it presents an excellent opportunity for buyers to create a home tailored to their own tastes. It is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance home within easy reach of the town centre.

A glazed uPVC front door opens into a useful entrance porch, offering space for coats and shoes. From here, you step into a generously sized dual-aspect living room, filled with natural light and benefitting from countryside views to the front and French doors opening onto the rear garden. Stairs lead to the first floor, and there is open access to the kitchen.

The kitchen is fitted with a range of wall and base units, with space and plumbing for a washing machine, fridge, and freestanding electric cooker. A window to the rear overlooks the garden, making it a pleasant space to cook and dine.

Upstairs, the landing provides access to the loft, two bedrooms, and the family bathroom. The principal bedroom is a spacious double with built-in wardrobes (one housing the hot water tank) and a front-facing window offering far-reaching views across the town and surrounding countryside. The second bedroom overlooks the rear garden and would make an ideal guest room, nursery, or home office.

The bathroom comprises a white suite with a bath and shower over, pedestal wash basin, and low-level WC.

Outside:

To the front, a neat lawn with a planted border and path leads to the entrance. The current owner enjoys this spot for its evening sun and open aspect.

Side access leads to a gated area for bin storage and a small raised bed—ideal for growing herbs, flowers, or vegetables. The rear garden, while compact, is fully enclosed and benefits from a sunny aspect. A small patio area provides space for outdoor seating or dining, with steps leading to a raised lawn and a useful garden shed. The space is low-maintenance and offers just enough room to enjoy the outdoors without being too demanding.

There is also an allocated private parking space, with additional shared visitor parking.

Further Information & Services:

Tenure: Freehold

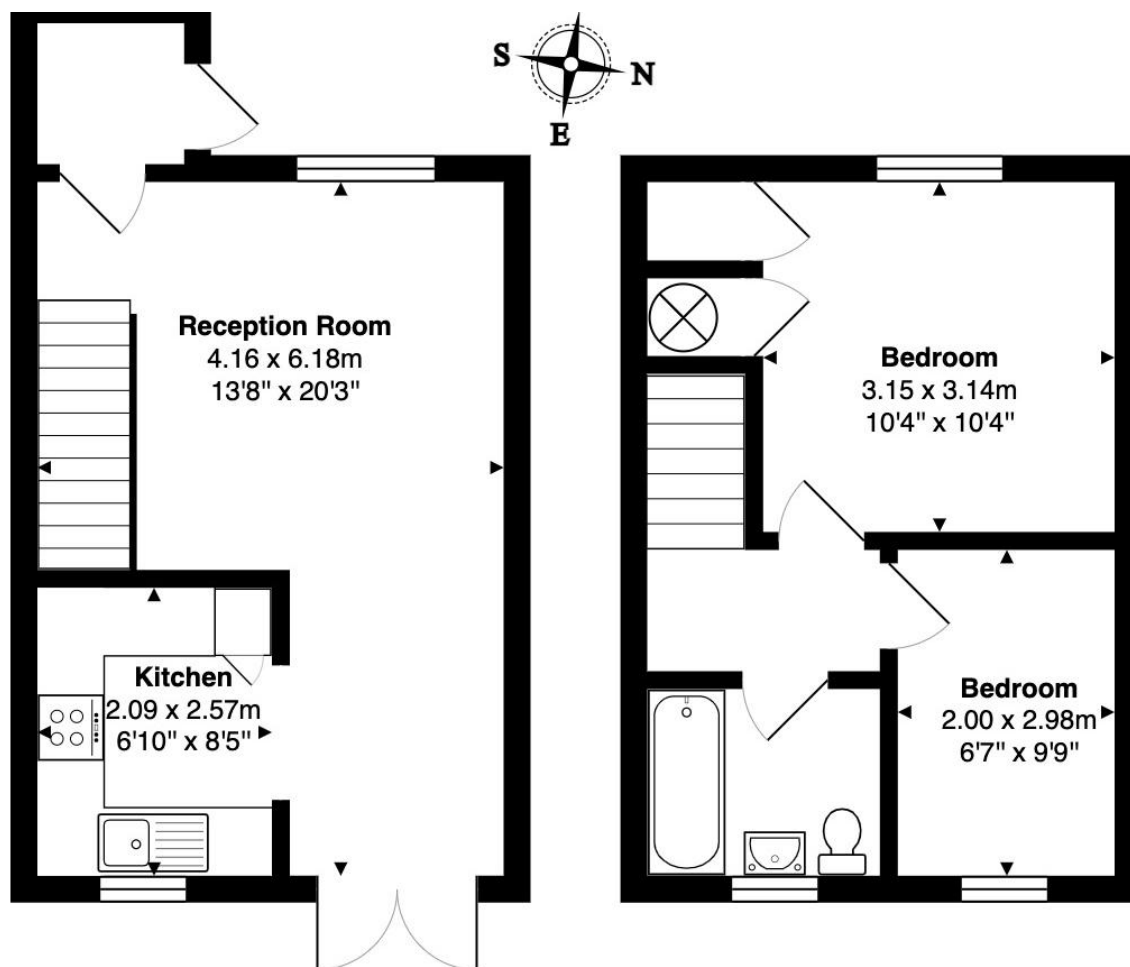
Services: Mains electricity, water and drainage. Electric heating with modern high heat retention storage heaters. Solar panels installed in 2020, improving energy efficiency.

EPC Rating: B

Council Tax Band: B

Broadband: Superfast speeds available

This property is made of standard construction



Total Area: 53.3 m² ... 574 ft²

All measurements are approximate and for display purposes only

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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