



56 Saffron Park

Kingsbridge, TQ7

Guide Price £369,950



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56 SAFFRON PARK

Kingsbridge, TQ7 1RL

Summary:

Generous 4 bedroom family home in the popular town of Kingsbridge. Good sized garage with off road parking and a sunny rear garden with town views. All perfectly located for ease of access to Kingsbridge and its many amenities. No Onward Chain.

The Property:

This spacious four-bedroom home offers versatile living space, plenty of natural light and far-reaching views across the town.

On the ground floor, a welcoming hallway leads to a good-sized lounge with an electric fire and sliding patio doors opening onto the garden. The bright kitchen includes space for appliances and flows into a generous dining area created by an extension — a perfect spot for family meals while enjoying the outlook. There's also a downstairs cloakroom, under stairs storage and an integral garage accessed from the hall.

Outside, the garden is arranged over two levels. A patio by the house leads to a lawn with established shrubs, while the lower tier is currently used as a productive vegetable patch with a greenhouse and shed. There's side access, driveway parking for two cars and a neat front garden.

Upstairs are four bedrooms. The main bedroom enjoys lovely views, while two further bedrooms have built-in storage. A large, bright bathroom features a bath with electric shower, WC, bidet, basin with storage and a towel rail. The landing also has a large airing cupboard and loft access.





With flexible living space, outdoor areas and parking, this property offers excellent potential for a family or anyone looking for a well-presented home with a view.

The 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.

Further Information & Services:

Tenure: Freehold

Services: Mains electric, water and waste. Electric heating.

EPC Rating – F

Construction Type: Standard brick/block.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

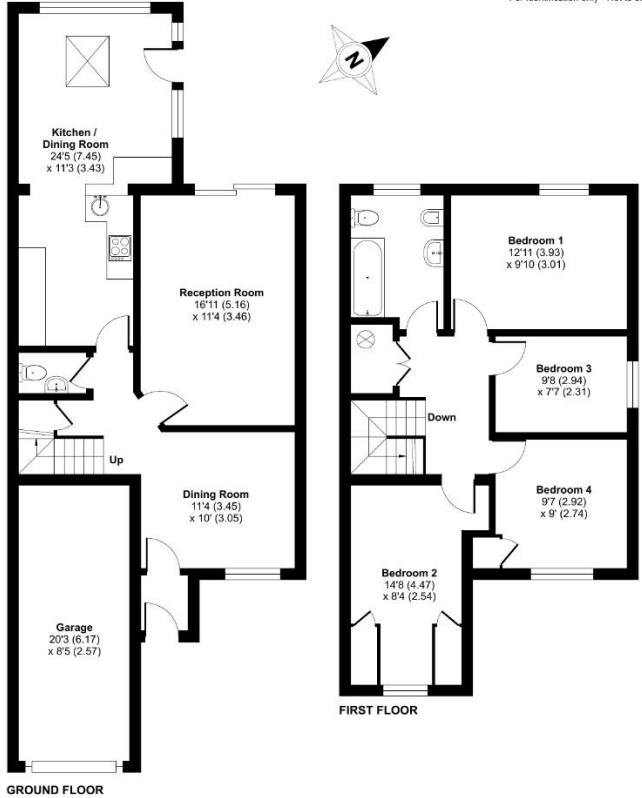
Broadband Availability: Superfast and Ultrafast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known

Saffron Park, Kingsbridge, TQ7

Approximate Area = 1286 sq ft / 119.4 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1451 sq ft / 134.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025.

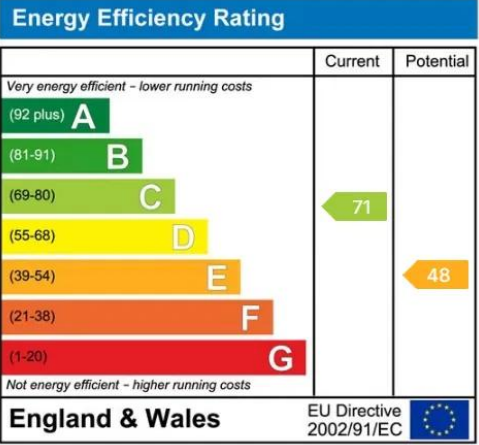
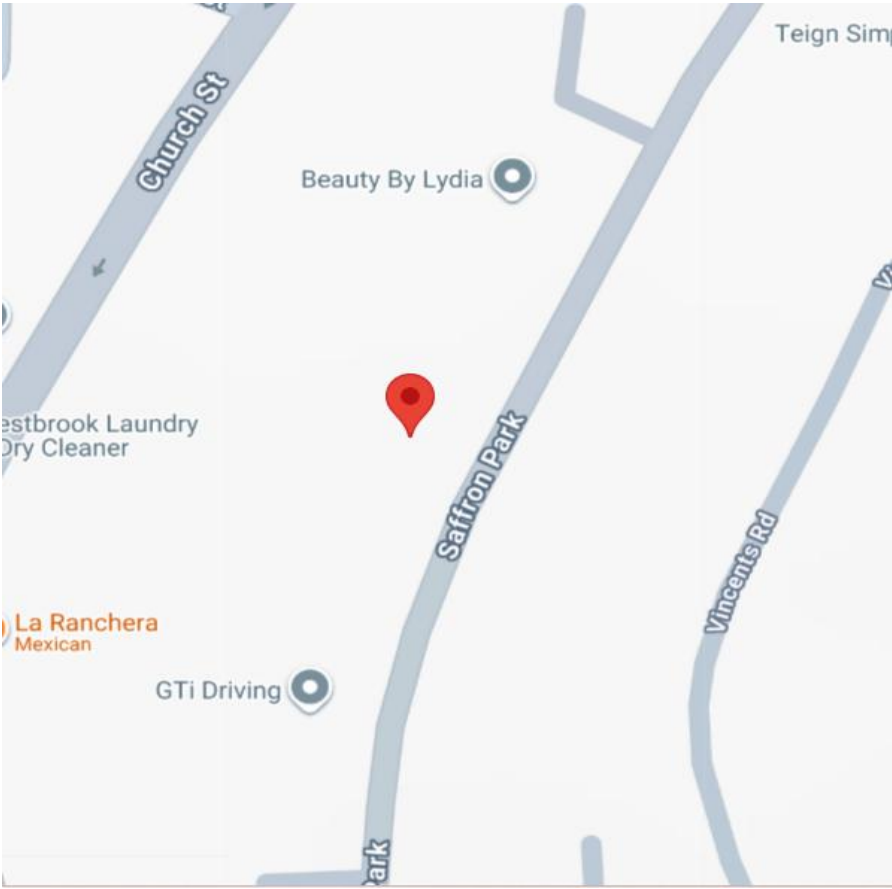


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Viewings strictly by appointment only with Kingsbridge Estate Agents.

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