



11 Saffron Park





# 11 Saffron Park

Kingsbridge, Devon TQ7 1RL

Shops, restaurants in under a mile. Dartmouth 15 miles.  
Salcombe 6 miles.

A spacious, detached property with 4 bedrooms that enjoys far-reaching views over the town and surrounding countryside yet within a easy walk of the town.

- Detached, Extended Property With Further Granted Planning Consent
- Spacious and Naturally Light
- Sitting Room With Wood Burning Stove
- Three Further Double Bedrooms
- Freehold
- Far-reaching Town and Country Views
- Within Walking Distance Of The Town
- Master Bedroom With En-suite
- Parking For Three Vehicles
- Council Tax Band C.

Guide Price £475,000

## SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with it's main line train station and good connectivity to London. and Dartmouth are both within easy reach.

## DESCRIPTION

A superb, detached property set in an elevated position enjoy far-reaching views over the town and surrounding countryside. Within an easy walk of the town and its amenities this spacious and recently extended property includes 3/4 bedrooms and viewing is highly recommended.





## ACCOMODATION

The property has been extended to provide spacious and light accommodation and still benefits from granted planning consent to extend further should one wish. Currently the accommodation comprises an inviting, large entrance hall which has great storage and provides access to a study/playroom/bedroom 4 with bay window overlooking the front. The shower room is complete with a large walk-in shower, vanity wash hand basin and WC. Sitting room with wood burning stove, patio doors to the garden. The kitchen is fitted with a range of wall and base units with work surfaces over, with inset electric hob, Bosh double oven and space for a washing machine and fridge freezer. Conservatory with doors to the garden. On the first floor the master bedroom is dual aspect and enjoys far reaching views, also benefiting from an en-suite bathroom, with separate shower, vanity sink and WC. There are two further double bedrooms and the potential of a family bathroom.

## OUTSIDE

Outside the property has private, off road parking to the front, whilst the garden is a nice size and extends to the rear and side, mainly laid to lawn.

## SERVICES

Mains water, sewage, electric with electric heating.  
Super fast broadband is available at this location.  
Full mobile coverage via Three, EE, Vodafone and O2 are available at the property (OfCom).

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

## DIRECTIONS

From our Kingsbridge office go down Embankment road out of Kingsbridge and take the first left onto Derby Road, follow this road and take the second left onto Ebrington Street. Then take the first Right onto Saffron Park where the property will be found at the top of the hill on the right.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge Branch.

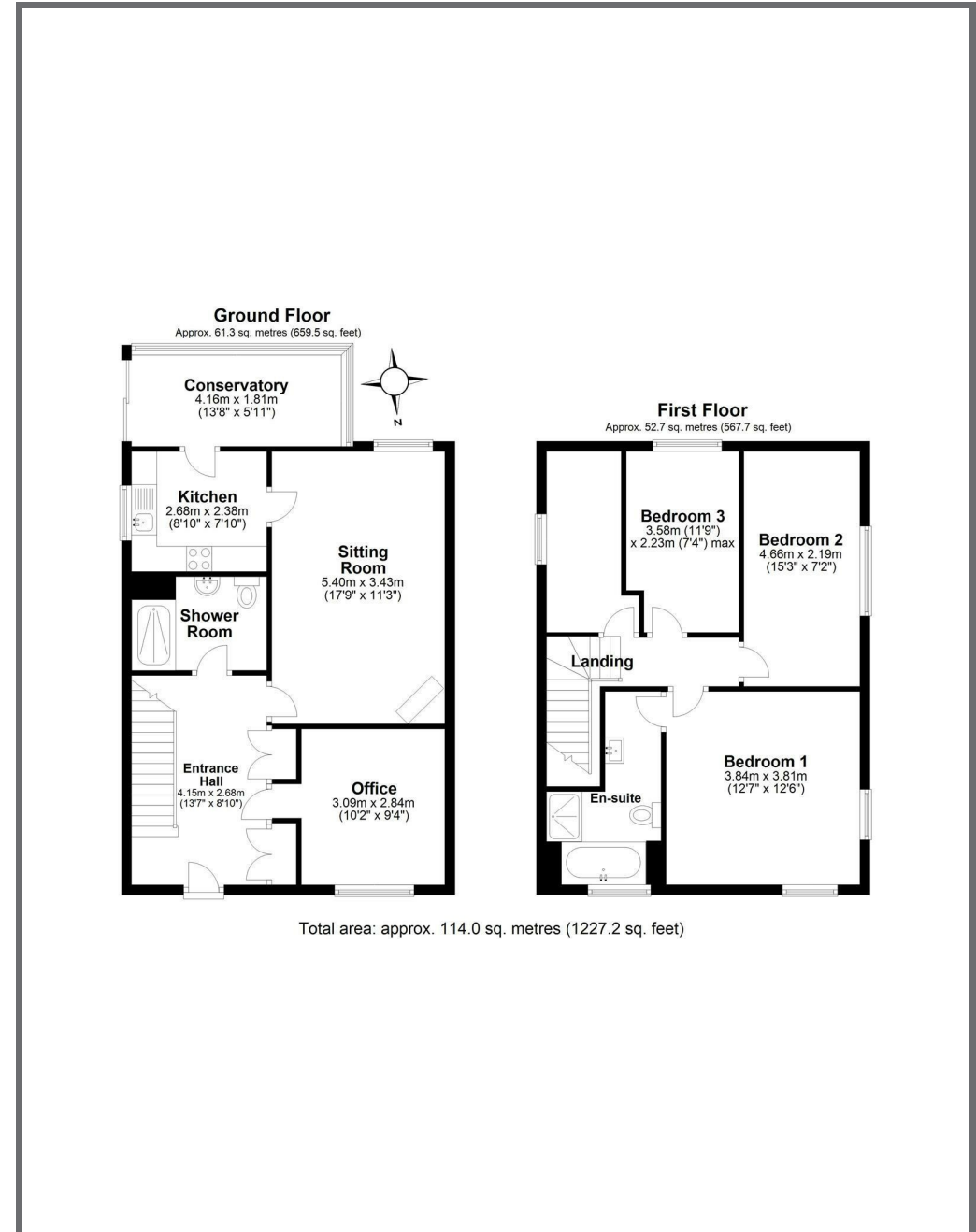
## AGENTS NOTES

Planning permission that has already commenced to extend the ground floor. Please see the planning application reference: 1878/16/HHO.





These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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