



29, Highfield Drive



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Kingsbridge, TQ7 1JR

Salcombe 6 miles. Dartmouth 14 miles. Totnes 13 miles.

A detached property, with three bedrooms, in a desirable town location with huge scope to enhance further. Parking, gardens and basement, with potential subject to PP.

- No Onward Chain
- Desirable Town Location
- Considerable Potential
- Basement With Scope To Extend (STPP)
- Freehold
- Detached Spacious Property
- Wonderful Views Over The Town And Estuary
- Three Bedrooms
- Parking And Gardens
- Council Tax Band E

Guide Price £495,000

SITUATION

Situated on Waterside Park a favoured and much sought-after part of the town, being within walking distance of the town centre with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach.

DESCRIPTION

A detached property with spacious accommodation that presents lots of scope to enhance further. Beautiful views from the first floor over the town and estuary towards Malborough.



ACCOMMODATION

The accommodation comprises in brief; entrance hall with stairs to the lower ground and first floors and access to the kitchen dining room, utility room, with door to the garden and steps down to the garden.

The kitchen dining room overlooks the front aspect and is fitted with a range of units that would now benefit from being updated. Utility area with space and plumbing for a washing machine, door to the garden. On the first floor there is the sitting room with glorious views over the town and estuary. Dual aspect bedroom, again with the advantage of the delightful views. Cloakroom/WC. On the lower ground floor there are two double bedrooms and a family bathroom. The property also benefits from a basement (with lapsed planning consent to convert), overlooking the garden, which has vast potential for various uses subject to PP.

OUTSIDE

The property has the advantage of driveway parking for at least two cars. The gardens to the rear are mainly laid to lawn with a range of mature trees and shrubs, rose arch and patio areas.

SERVICES

Mains water, drainage, electric with gas fired central heating. Various mobile networks area available at this location along with Ultrafast broadband (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

DIRECTIONS

From our Kingsbridge office go down Embankment Road taking the second left onto Highfield Drive and follow this road up the hill and around the corner. Number 29 will shortly be found on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

1 The Promenade, Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk

01548 853131