



64 Vincents Road



64 Vincents Road,

Kingsbridge, TQ7 1RP

Salcombe 6 miles. Totnes 13 miles. Dartmouth 15 miles.

Impressive Link-Detached 3 bedroom house with an integral 1 bed studio apartment, both with far reaching views over the town and beyond. Complete with a garage and off road parking.

- Presented in excellent order
- Three double bedrooms and a family bathroom
- Self-contained 1 bed studio/annexe
- Garage and off-road parking for two vehicles
- Freehold
- Superb open-plan kitchen/dining/sitting room with balcony
- Lower ground floor utility/storage room
- Landscaped rear garden with lawn, patio and mature planting
- Central location with stunning views
- Council Tax band D

Offers In Excess Of £400,000

DESCRIPTION

This versatile and beautifully presented home offers well-proportioned accommodation arranged over three floors, ideal for both family living and guest accommodation.

The ground floor features a bright and spacious open-plan kitchen, dining and sitting area, with sliding doors opening onto one of two balconies, perfect for enjoying the views. A cloakroom and welcoming entrance porch complete this level.

Upstairs, there are three generous double bedrooms and a modern family bathroom.

The lower ground floor is accessed via an external staircase and consists of a superb self-contained studio and a separate large utility/storage room. The studio apartment is complete with its own kitchenette and shower room and has independent access via a pedestrian door through the garage, offering excellent potential for guests, multi-generational living or home working.

Outside, the rear garden is attractively landscaped with mature planting, a lawn, and a patio seating area. Steps lead up to both balconies, ideal for outdoor dining or relaxing while taking in the surrounding views.

To the front, the property benefits from a single garage and off-road parking for two vehicles.

TENURE & SERVICES

Freehold. Services: Oil-fired central heating, electricity, water and drainage. According to Ofcom, the property has good mobile coverage and access to Ultrafast broadband.





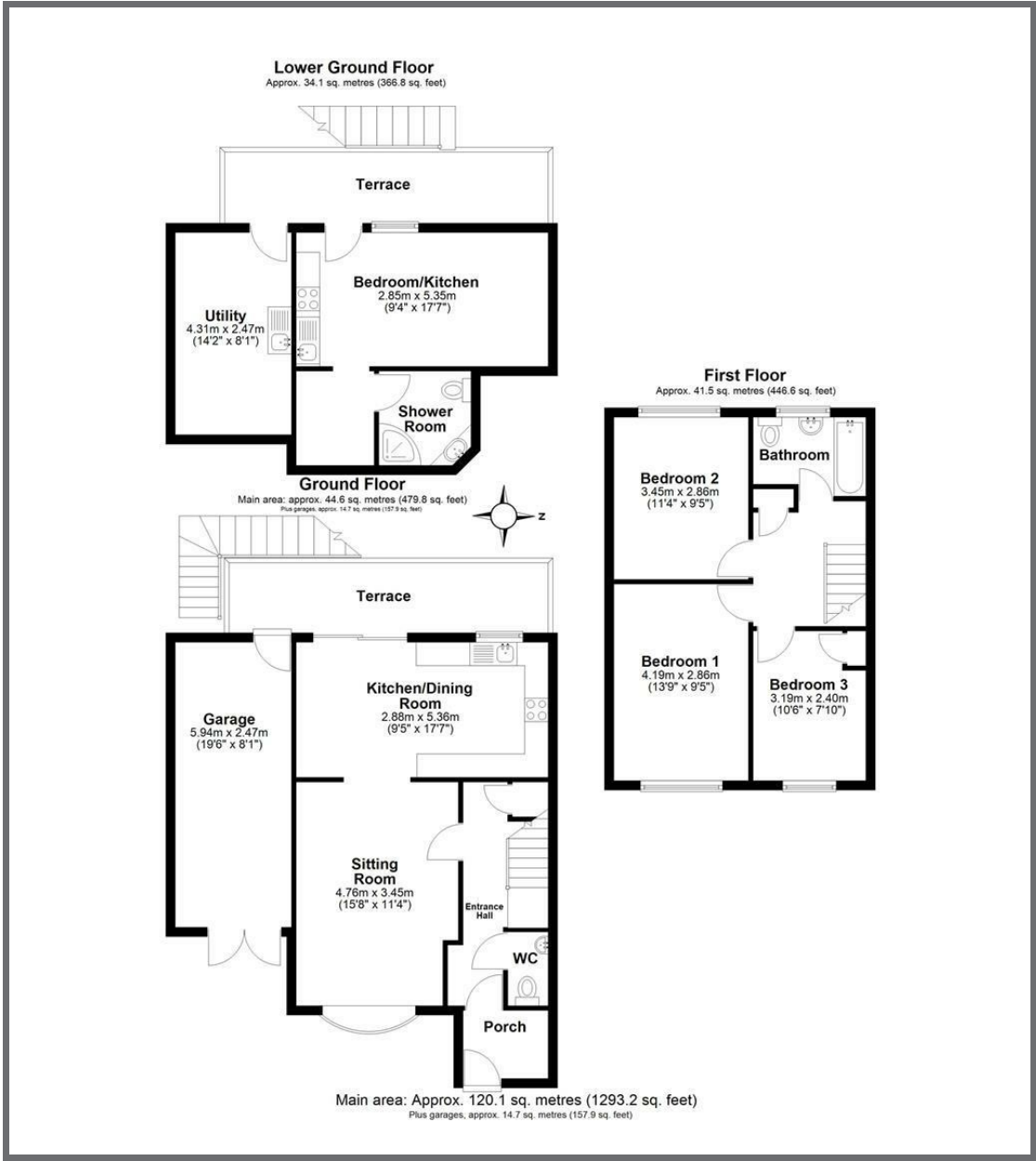
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(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



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London