



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

Guide Price £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.





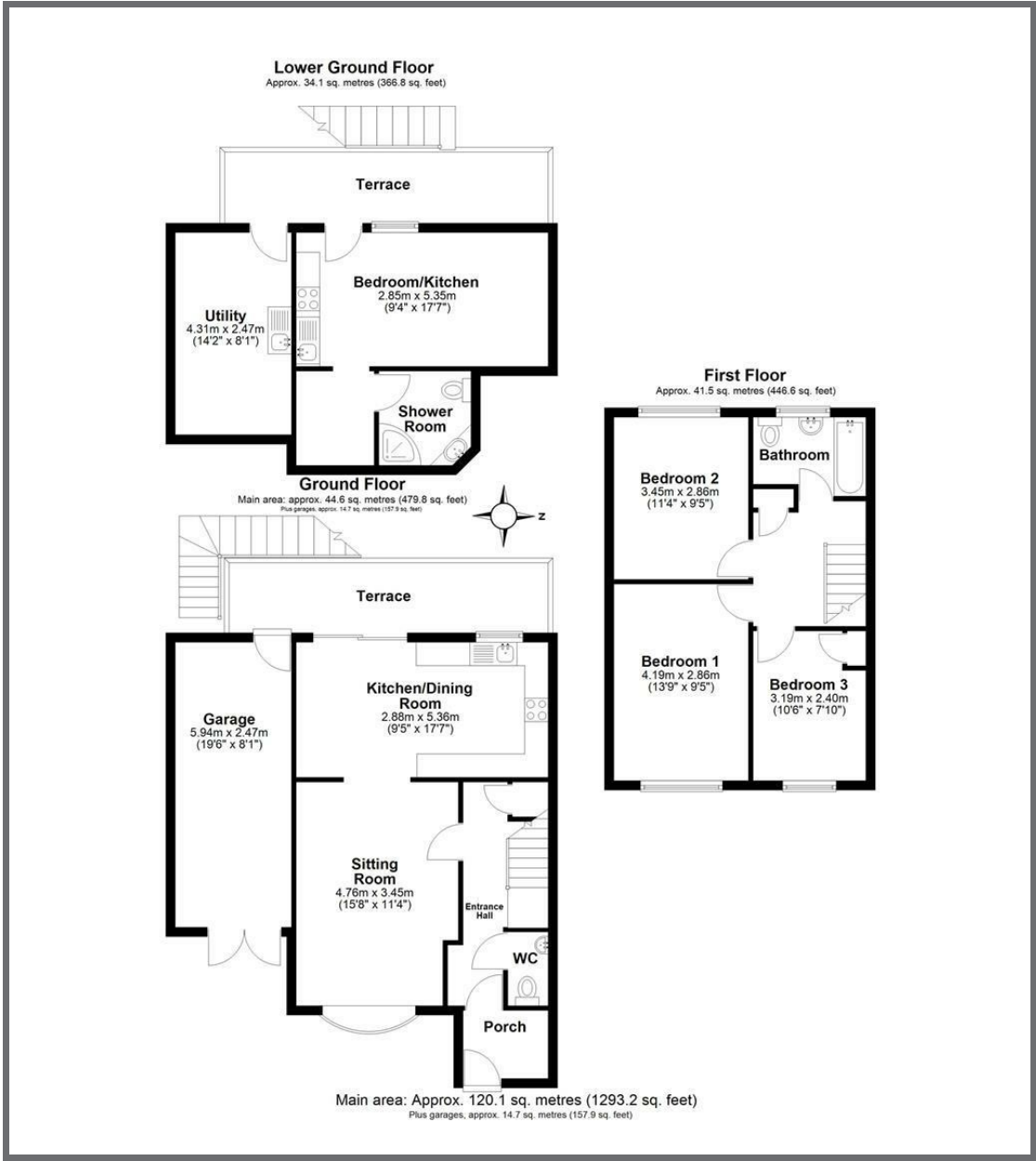
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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