



65 Saffron Park
Kingsbridge, Devon TQ7 1RW

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





65 Saffron Park, Kingsbridge, Devon TQ7 1RW

This nicely presented terraced townhouse is situated in the heart of town and offers a perfect blend of convenience and comfort. The property boasts off-street parking and a garage, ensuring ease of access and ample storage space. The well-lit interiors are spacious and well-maintained, creating a bright and welcoming atmosphere throughout.

The accommodation, which is arranged over 3 floors comprises, entrance hall, 3 double bedrooms, newly fitted shower room and family bathroom with Atlantis grey flooring, sitting room and a brand-new kitchen/dining room with pebble gloss units, sleek grey Oak worktops, integrated appliances and modern flooring. Off the landing on the second floor is an access door out to a good size patio garden, ideal for entertaining or simply relaxing.

This bright and spacious town house is ideal for a growing family or professionals seeking a peaceful retreat with modern amenities within reach.

Don't miss the opportunity to make this property your own and experience the best of town living.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

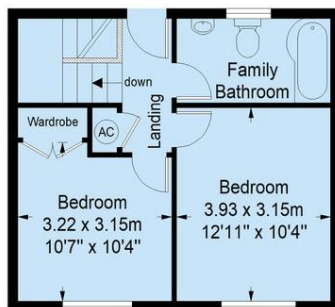
KEY FEATURES

- Spacious townhouse
- Accommodation arranged over 3 floors
- Stylish, newly fitted kitchen
- New, modern shower room and family bathroom
- Garage and driveway parking
- Private patio garden
- Short walk to amenities of town

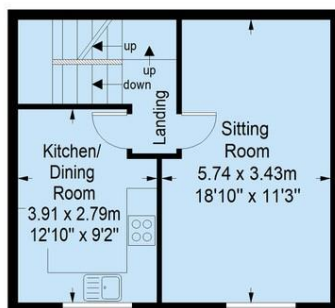
BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - E | COUNCIL TAX - D | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. Mains electricity, water and drainage. Low consumption electric radiators with Wi-Fi connection, which can be controlled by a smart phone.

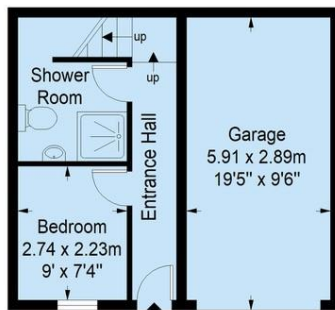
NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Second Floor



First Floor



Ground Floor



Total area 91 Sq.m
(978 Sq.ft) Approx.
(Excluding Garage)



DIRECTIONS - what3words - fronted.butlers.pepper
 From our offices in Fore Street, turn right into Duncombe Street, at the bottom of the hill bear right into Church Street. At the bottom of Church Street fork left into Ebrington Street (just after the Regal Club) and then take the first turning left into Saffron Park. Follow this road round and the property will be found a short way up the hill on the right-hand side.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS