



32 Vincents Road
Kingsbridge, Devon, TQ7 1RP

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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Located in an elevated position and sought-after neighbourhood, this spacious 4-bedroom detached house offers the perfect blend of convenience and comfort. Boasting a well-maintained exterior with off-street parking for 3/4 vehicles, this property exudes a peaceful and homely atmosphere. The interior is spacious and well-lit, creating a bright and inviting living space and comprises 2 reception rooms, kitchen, cloakroom, utility, 4 bedrooms and shower room.

The property features a large, tiered garden with a relaxing patio off the dining room and a paved patio area at the top, all ideal for entertaining, al fresco dining or simply relaxing.

Whether you're looking to unwind in a peaceful setting or entertain guests in a spacious environment, this property offers the perfect combination of privacy and convenience.

Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the charm of this wonderful property firsthand.

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

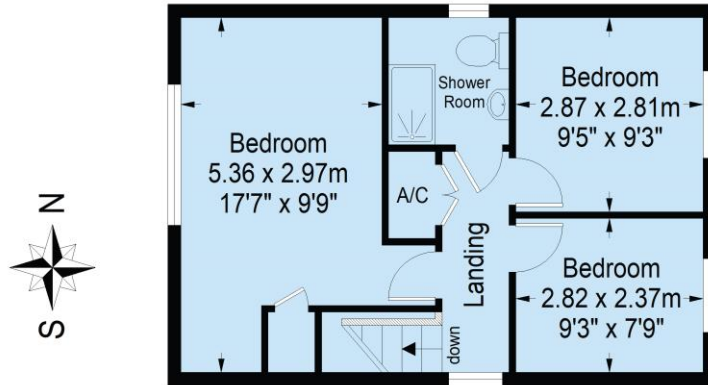
- Spacious detached property
- Elevated position
- Tiered rear garden
- Driveway parking for 3/4 vehicles
- Fantastic family property

BEDS 4 | BATHS 1 | RECEPT 2 | EPC - D | COUNCIL TAX - D | TENURE - Freehold

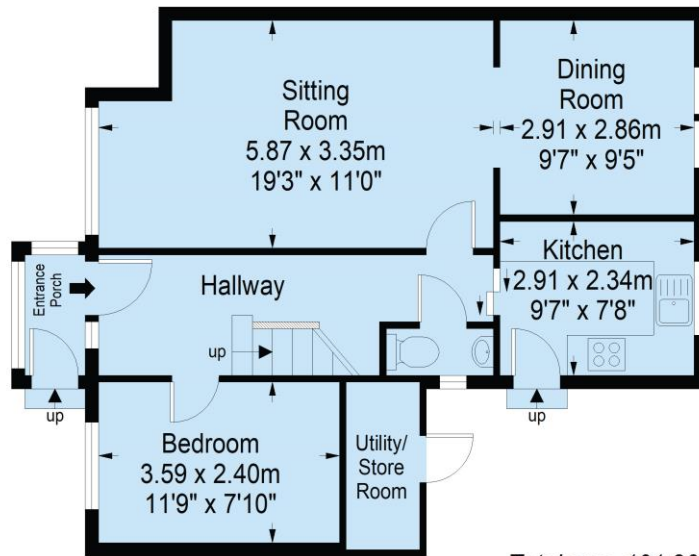
SERVICES - Mains electricity, water and drainage. Electric Economy 7 heating. Solar panels.

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

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



First Floor



Ground Floor

Total area 101.26 Sq.m
(1090 Sq.ft) Approx.



DIRECTIONS

what3words - skins.thickens.chips

From the Quay in the centre of town go along the Promenade tuning left into Derby Road (just before the Recreation ground), then first left in to Ebrington Street. Take the first right into Saffron Park, go all the way up the hill then turn right into Becketts Road, continue on into Vincents Road where you'll find No.32 just before the junction on the left-hand side.

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.

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