



Luscombe Maye
Since 1873

Saffron Park, Kingsbridge, TQ7 1RW

£280,000

3 1 1



Located in the popular and peaceful Saffron Park area of Kingsbridge, this beautifully presented three-bedroom flat offers bright, modern living with the added benefit of private outdoor space and a single garage.

The heart of the home is a spacious open-plan kitchen, sitting and dining room: a contemporary, light-filled space ideal for both relaxing and entertaining. French doors open onto a private balcony, providing a seamless connection to the outdoors and the perfect spot to enjoy your morning coffee or unwind in the evening. The kitchen area is thoughtfully laid out, with modern fittings, ample storage, and clean lines that complement the open-plan design.

There are three well-proportioned bedrooms, each enjoying a quiet aspect and plenty of natural light. The principal bedroom is a generous double, while the second and third bedrooms offer excellent flexibility as guest rooms, children's rooms, or a home office. The bathroom has been tastefully updated in a sleek, modern style with quality fixtures and a fresh, contemporary feel.

Outside, the property includes a private garage, ideal for secure parking or additional storage, as well as a charming outbuilding currently used as a summer house, which could easily serve as a home office, studio, or garden retreat. The property's layout and features provide a rare blend of indoor comfort and practical outdoor space in a convenient location.

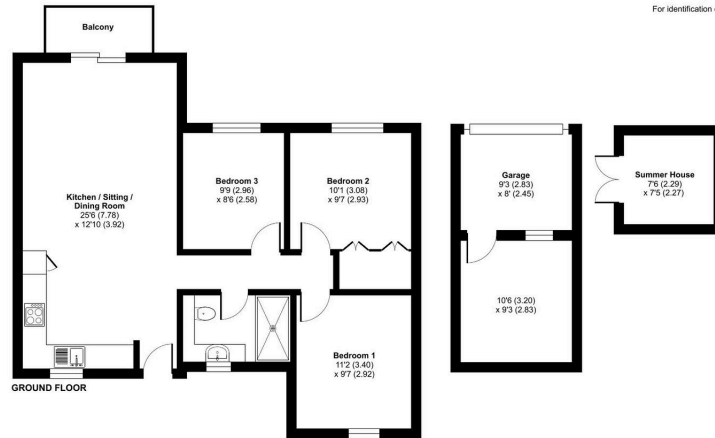
Stylish, well-maintained, and ready to move into, this is a fantastic opportunity to secure a quality home in one of Kingsbridge's most sought-after residential areas.





Saffron Park, Kingsbridge, TQ7

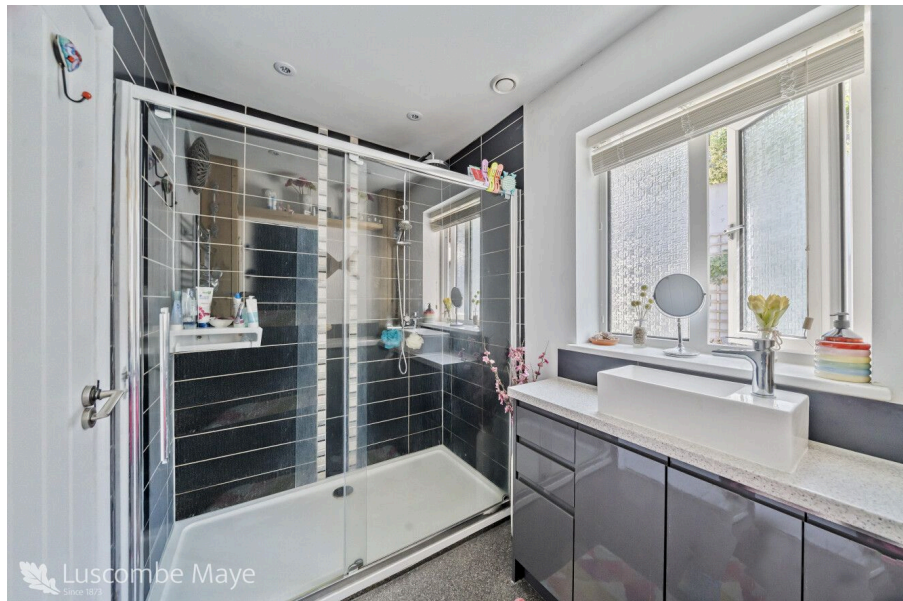
Approximate Area = 755 sq ft / 70.1 sq m
Garage = 177 sq ft / 16.4 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 988 sq ft / 91.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1343416



- Three Bedrooms
- Open-Plan Living
- Modern Kitchen
- Contemporary Bathroom
- Private Balcony
- Single Garage
- Far-Reaching Views
- Elevated Position



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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