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11 HILLSIDE DRIVE

KINGSBRIDGE

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TQ7 1JT



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GROUND FLOOR

Entrance Hallway | Bedroom 1 | Bedroom 2 | Open-Plan
Living/Dining Room | Kitchen | Utility | Bedroom 3 | Shower
Room | W/C

LOWER GROUND FLOOR

Workshop | Store Room

EXTERNAL

Carport | Front Garden | Balcony | Rear Garden



“A spacious detached property full of potential and charm”...

Situated in a sought-after area, 11 Hillside is a detached property offering spacious accommodation and excellent potential for improvement. While the home would benefit from modernisation, it provides a solid layout and generous rooms, making it an ideal project for those looking to create their dream property.

- Spacious detached property offering excellent potential for modernisation and improvement.
- Generous garden, store, and workshop — ideal for conversion (STPP)
- Walking distance into the town centre
- Countryside and estuary views.
- Off street parking

The entrance hallway leads to two bedrooms — the main bedroom and a third bedroom — along with a shower room and an airing cupboard. Bedroom 1 includes built-in wardrobes.

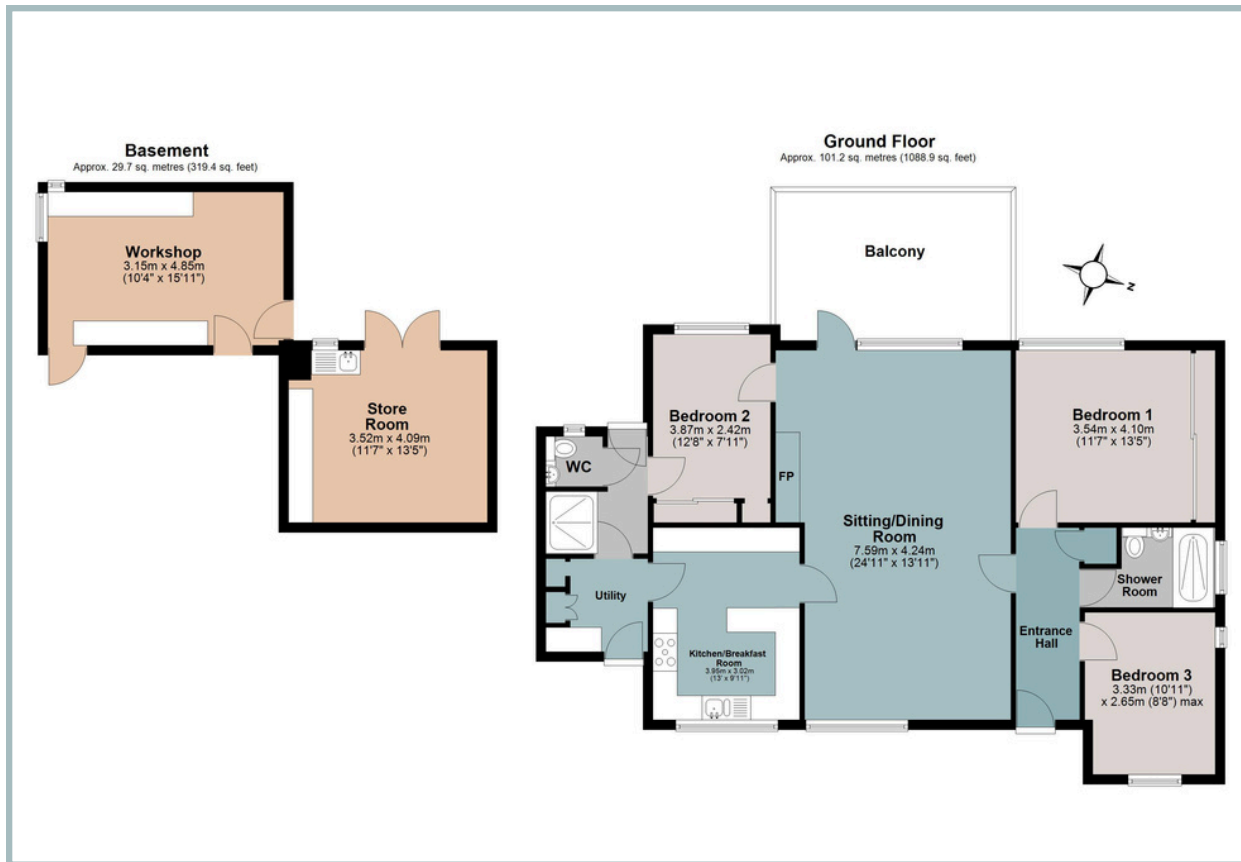
Moving through, the property opens into a large open-plan living and dining room, a bright and welcoming space with a door leading out onto a sizeable balcony that overlooks the rear garden and affords estuary and country views. From the living area, a door leads into the kitchen, which is fully fitted and includes some built-in appliances.

From the kitchen, you access the utility room, which features an additional shower and WC. The utility has two external doors — one leading to the front of the property and the other providing access to the rear. Adjacent to this is Bedroom 2, which also benefits from built-in wardrobes and a connecting door to the living room.

Outside, steps lead down from the balcony to a large rear garden, mainly laid to lawn. From here, there is access to a sizeable store and workshop, both of which offer excellent potential for conversion (subject to planning permission). A side gate provides convenient access around to the front of the house. At the front, the property features a carport, driveway parking, and a front garden laid to lawn.



TOTAL APPROXIMATE AREA: 130.8 SQ M 1408.3 SQ FT



Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electricaice Heating.

EPC: TBC

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: From the centre of Kingsbridge take the exit towards The Embankment along the Estuary. Turn left into Highfield Drive. Take the second left turn into Hillside Drive and continue along, No.11 will be on your left.

What Three Words: ///served.crisper.hamsters

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles

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113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk