



CH

57 EMBANKMENT ROAD

KINGSBRIDGE • TQ7 1LA



57 EMBANKMENT ROAD

GROUND FLOOR

Entrance Hallway | Kitchen/Dining Room | Sitting Room | Study |
Conservatory | WC

FIRST FLOOR

Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3 | Shower Room

EXTERNAL

Private Driveway | Front Patio | Rear Patio And Lawn | Garage



“A substantial three-bedroom home with attractive views of the Kingsbridge Estuary.”...

Occupying an elevated position on Embankment Road, in a highly sought-after location, this substantial semi-detached house enjoys attractive views across the Kingsbridge Estuary and surrounding countryside.

- Attractive views across the Kingsbridge Estuary and surrounding countryside
- Three double bedrooms and two bathrooms
- Garage and driveway parking
- Established gardens and summer house
- Lane at the top of the garden leading you to Lower Warren Road making a walk into town accessible

The accommodation is generously proportioned and well arranged. The inviting sitting room features a gas fireplace and bespoke window shutters, while a separate study/dining room and conservatory provide further reception space.

At the heart of the house is a spacious kitchen opening into a glass-roofed dining extension, filling the space with natural light. Sliding doors open onto the front terrace, creating an easy indoor-outdoor flow.

The first floor comprises three double bedrooms, a family bathroom and a separate shower room. The principal bedroom has a bay window framing beautiful estuary and countryside views. The double-aspect second bedroom enjoys views across the estuary, garden and countryside beyond.

Established gardens lie to the front and rear. The gently sloping rear garden is arranged into distinct areas and includes an ornamental pond, pergola, summer house and shed. Access at the top of the garden leads towards Lower Warren Road, making the town centre easily accessible on foot.

A private driveway provides parking for several vehicles and access to the garage, with an electric vehicle charging point.



TOTAL APPROXIMATE AREA: 136.6 SQ M 1470.8 SQ FT



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating

EPC: Current D (68) Potential C (77)

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.

What Three Words: ///grower.depend.digesting

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