

39 SAFFRON PARK

KINGSBRIDGE • TQ7 1RW



39 SAFFRON PARK

GROUND FLOOR

Entrance Porch | Open-Plan Kitchen/Living / Dining Room |

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2

EXTERNAL

1 Allocated Parking Spaces | Rear Garden





“A 2 bedroom house with 1 allocated parking space and rear garden”...

39 Saffron Park is a well presented two bedroom terraced property with easy access to the town centre, providing the perfect opportunity for a first time buyer or an investment property.

- Success history of being a long term let
- No onward chain
- Perfect for first time buyers or a lock up and leave.
- 1 allocated parking spaces
- Walking distance into Kingsbridge where you can find all amenities

The accommodation comprises of a porch, a lounge leading through to a large arch into the kitchen area and a dining room with access to the rear. The fully fitted kitchen comprises of built in appliances including a fridge/freezer, a dishwasher, oven with electric hob and extractor over.

Leading up the stairs, bedroom 1 affords views over the town and countryside beyond with built in storage, with one housing the hot water cylinder. Across the landing is the second bedroom and bathroom.

The garden is accessed from the dining room and is laid out on three tiers of which the bottom is gravel out with steps leading to the top two decking tiers. The top level provides the perfect area to enjoy Al fresco dining with views to the countryside. The decking’s current condition means that it will need to be repaired or replaced.

The property is approached by a footpath from the nearby car park where you will find the allocated parking space for 39.





TOTAL APPROXIMATE AREA: 55.5 SQ METRES 598.3 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water and Drainage. Electric Heating.

EPC: Current E (53) Potential B (85)

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 Quay in Kingsbridge, follow the promenade taking the first turning to the left into Derby Road. Take the first left into Ebrington Street and right hand turning into Saffron Park. No 39 is part way up the hill on the right hand side accessed by the steps onto the terrace.

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