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11 HURRELL ROAD

KINGSBRIDGE

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TQ7 1ER



11 HURRELL ROAD

GROUND FLOOR

Front Porch | Hallway | Kitchen/Dining Room | Lounge | WC |
Rear Porch/Utility

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

Private Driveway | Rear Garden | Outbuilding



“Semi detached home with three bedrooms, parking and a tiered rear garden.”...

11 Hurrell Road provides a wonderful opportunity to acquire a home with plenty of potential, allowing the new owner to add their own touch and create a property to suit their taste.

- Opportunity to update and personalise to your own taste.
- Spacious layout with downstairs WC and utility area.
- Tiered rear garden with powered outbuilding.
- Walking distance into the town centre
- Short distance to local beaches

Situated in a well-known residential area with a great sense of community, the property is within a short stroll of the town’s amenities while also enjoying lovely countryside walks nearby.

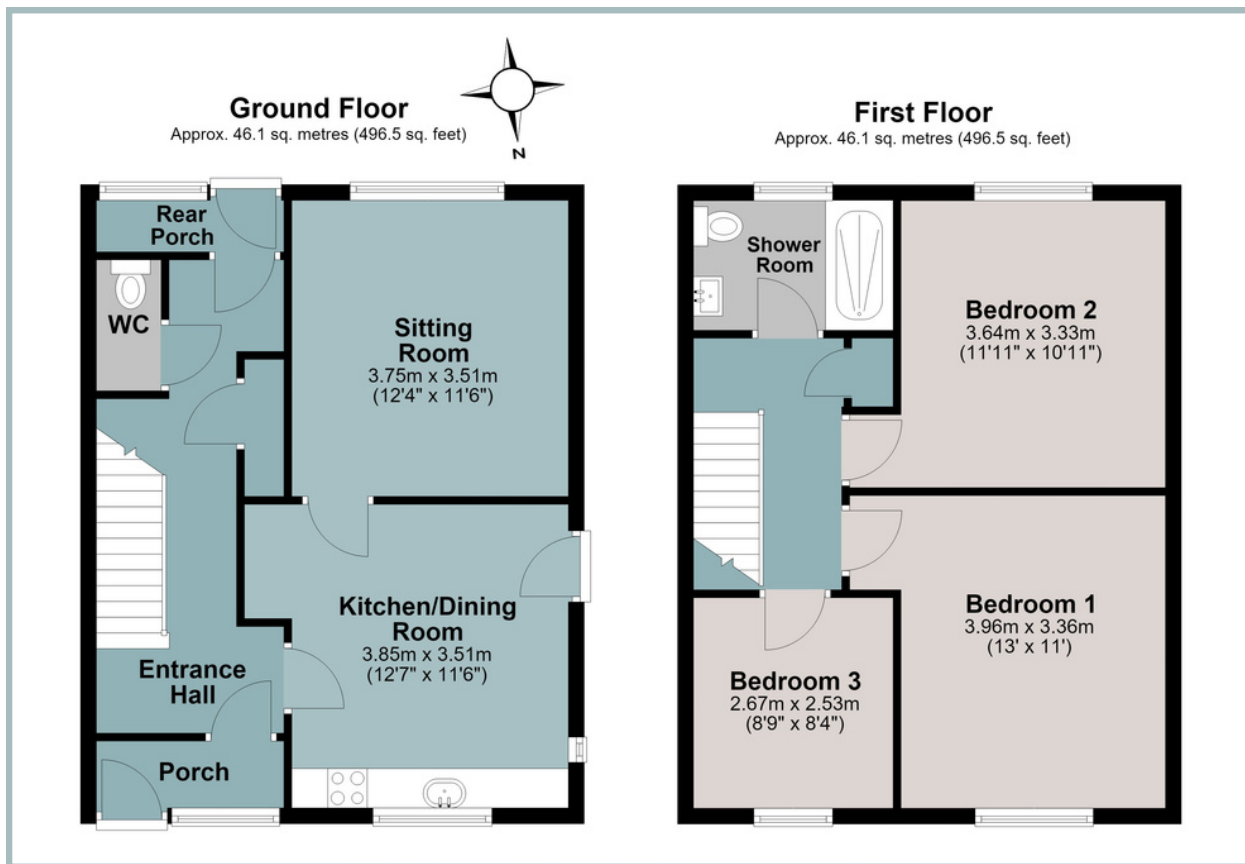
The ground floor comprises an entrance porch leading into the hallway with useful storage, a rear porch with utility area, and a kitchen/dining room with access to the garden, leading through to the living room. These spaces offer exciting potential to create a fantastic open-plan living area, subject to the necessary consents.

Upstairs are three bedrooms, a shower room, additional storage and access to the loft.

Outside, there is off-road parking for two cars, generous side access and a south-facing tiered rear garden. The garden also features an outbuilding with electricity, ideal for use as a home office, workshop or additional storage.



TOTAL APPROXIMATE AREA: 92.2 SQ M 992.9 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Mains gas heating.

EPC: Current D (58) Potential C (78)

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: ///muddle.driftwood.narrates

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