

11 SAFFRON PARK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

11 SAFFRON PARK

Description

This detached three-bedroom home offers bright and spacious accommodation. It's located in an elevated position with glorious views over town to open countryside. This property has been thoughtfully extended to create a layout that feels both practical and inviting, with each room offering its own sense of comfort and purpose.

The ground floor opens into a large entrance hall which has stairs to the first floor and three, good-size built-in storage/cloaks cupboards. The sociable hub of the home is the dual aspect sitting room which has sliding doors opening to the garden and is an ideal space for entertaining guests or having relaxed evenings sitting around the wood burning stove. The kitchen is fitted with floor, wall and glass fronted display units and has integrated appliances. A spacious conservatory extends the living area further, filling the home with natural light and offering an easy connection to the garden. The addition of a downstairs shower room adds everyday convenience, while the dedicated home office creates a quiet, private space for work or study.

Upstairs, the three bedrooms are well-proportioned, with the main bedroom enjoying its own en-suite bathroom, with separate shower cubicle for an added touch of privacy and comfort. The spare/empty room is ready for a bathroom to be installed to include a bath and separate shower cubicle.

Outside, the property continues to impress. The garden which wraps around two sides of the house is bound by painted wall and timber fencing and offers a secure and peaceful lawned space, perfect for outdoor dining, gardening or simply unwinding. The added bonus of a driveway provides convenience of off-road parking for 2 / 3 vehicles.

Overall, this is a warm, versatile home thoughtful extended with modern comforts, and the surrounding countryside views give the home a sense of openness and tranquillity that's hard to find.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - salsa.brush.sidelined

From our office in Fore Street turn right into Duncombe Street. At the cross-roads follow the road around to the right which leads into Church Street. Turn left just before the King of Prussia pub into Ebrington Street. Take the next turning left into Saffron Park, follow the road to the top of the hill where number 11 will be found on the right-hand.



PROPERTY DETAILS

Property Address

11 Saffron Park, , Kingsbridge, Devon TQ7 1RL

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate).

Services

Mains electricity, water and drainage. Electric panel heaters. Wood burning stove.

EPC Rating - Band E. Current: 43, Potential: 83

Council Tax Band - C

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Extended detached property
- Elevated position
- Spacious sitting room with wood burner
- Triple aspect conservatory
- Shower room and en-suite bath/shower room
- Home office
- Private lawned garden
- Driveway parking
- Lovely views over town and open countryside
- Planning permission has been granted for an 'L' shaped extension, allowing for a large dining room, kitchen and utility room

Fixtures & Fittings

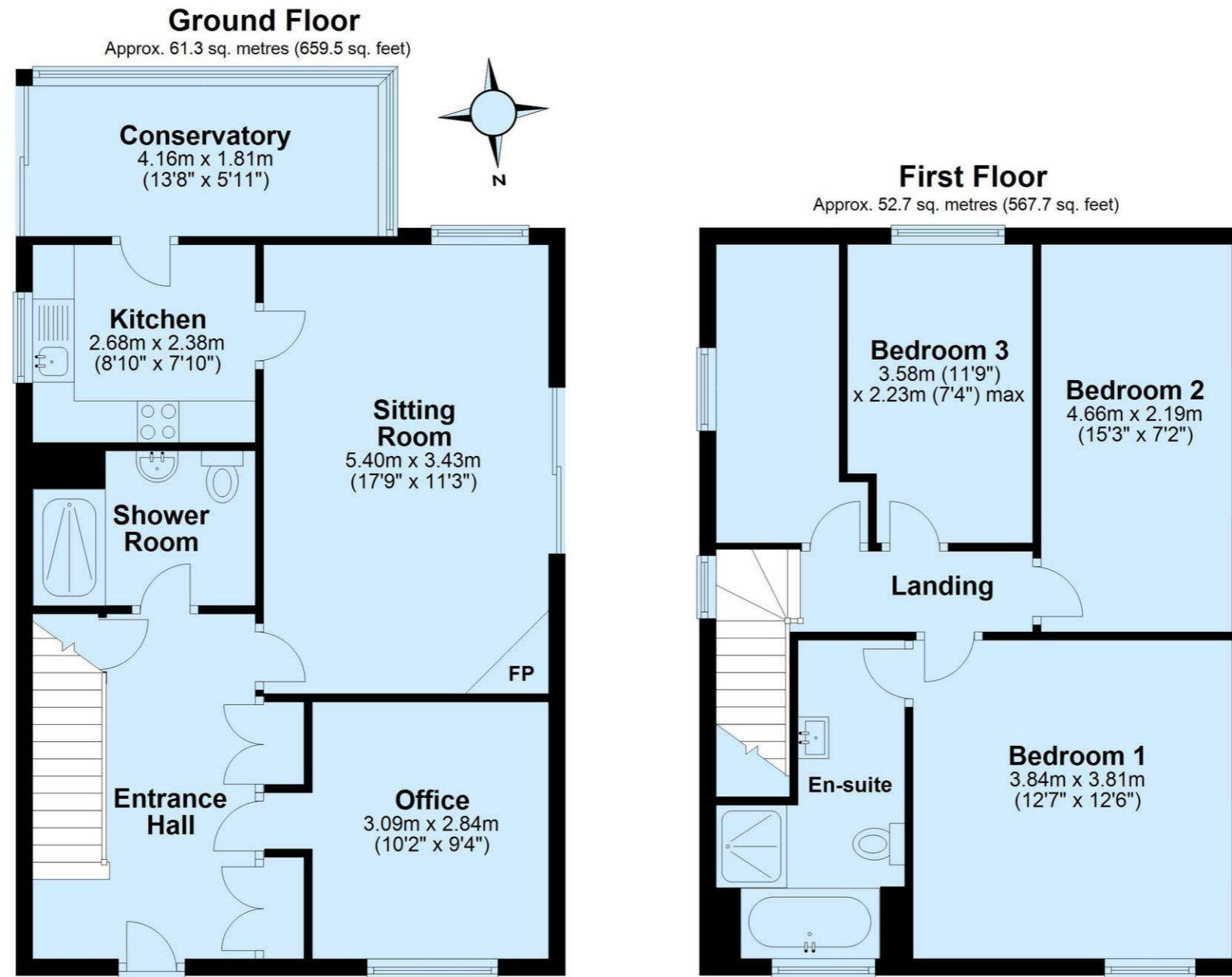
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 114.0 sq. metres (1227.2 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590