



9 BELLE VUE ROAD KINGSBRIDGE

£315,000
FREEHOLD

A charming period home with character, well-proportioned accommodation and a private walled garden, central location within Kingsbridge.



- Charming Grade II listed property full of character • 3 bedrooms • Walking distance to local Primary and Secondary Schools

Full Description

9 Belle View Road occupies an attractive corner position on one of Kingsbridge's most iconic terraces. This charming home combines period features with well-proportioned and thoughtfully arranged accommodation, creating a warm and inviting character that extends far beyond its attractive façade.

Charming period home

Two double bedrooms, one single bedroom

Private walled garden with patio, lawn and outside storage

Walking distance to town amenities

Close proximity to nearby beaches

The entrance opens into a generous hallway, leading to a welcoming living room featuring an open fireplace and stairs rising to the first floor, with a convenient WC beneath.

Continuing through the hallway, you will find a well-equipped kitchen/dining room, with access to a useful utility area and the private walled garden beyond.

The first floor provides excellent bedroom accommodation, comprising two generous double bedrooms, a single bedroom and a spacious family bathroom, fitted with a bath, WC, wash basin and separate shower.

To the rear, the private walled garden provides a peaceful and secluded outdoor space. Accessed either directly from the kitchen or via a separate side gate, the garden features a patio area, lawn and useful outside storage, making it an ideal space for relaxing and entertaining.

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

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

Notes: Grade II Listed, right of way in rear passage.

EPC: Current D (55) Potential C (79)

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///rocket.dose.greed:



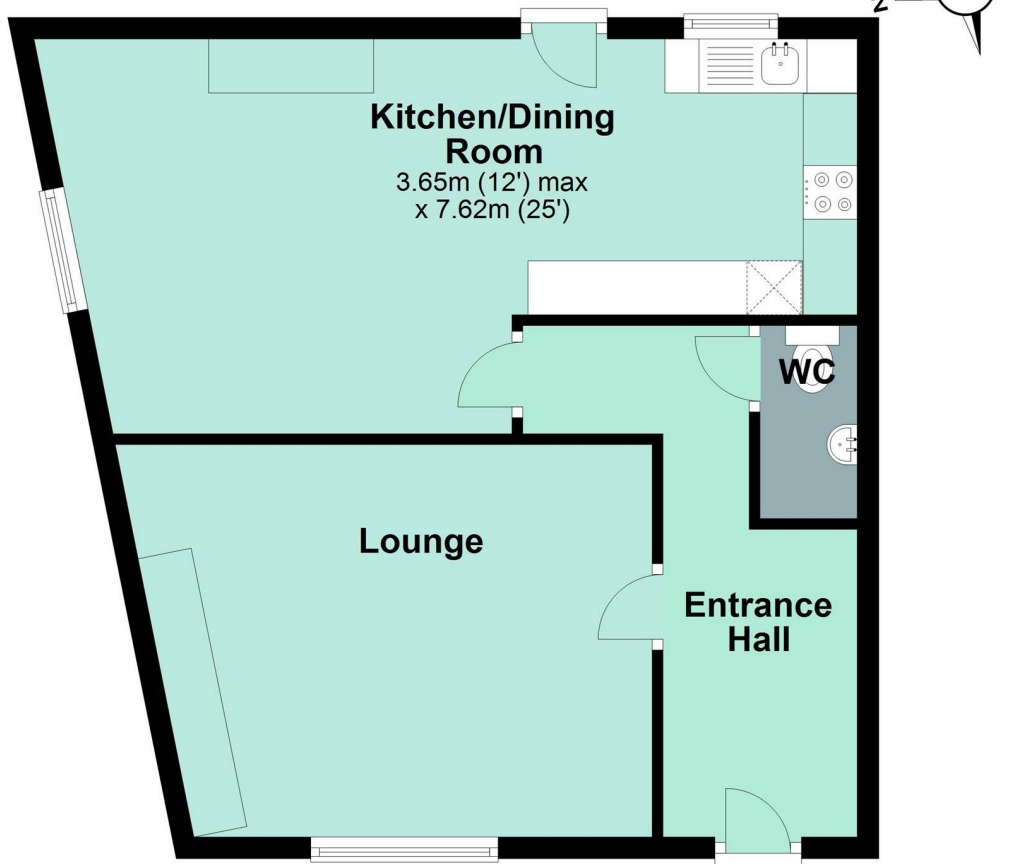
- Can be your main residence, holiday let or second home • Walking Distance of Amenities • Central town location of Kingsbridge • Log burner • Walled Private garden

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



Ground Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 100.7 sq. metres (1083.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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