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3 CRISPIN ROAD
KINGSBRIDGE • TQ7 1EP



3 CRISPIN ROAD

GROUND FLOOR

Entrance Hallway | Open Plan Kitchen/Dining Sitting Room |
W/C

FIRST FLOOR

Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

Private Driveway | Rear Garden Patio And Lawn | Outbuilding



“A 3 bedroom property with countryside views”...

Enjoying an enviable position on the edge of the town, with uninterrupted rural views across open fields, this three-bedroom semi-detached home combines comfortable living with a private and mature garden.

- Located in a peaceful edge-of-town location.
- Bright open-plan living space with a wood-burning stove and fitted kitchen.
- Beautiful countryside views to the rear and a mature, private garden.
- Driveway parking for two vehicles
- Walking distance to town centre

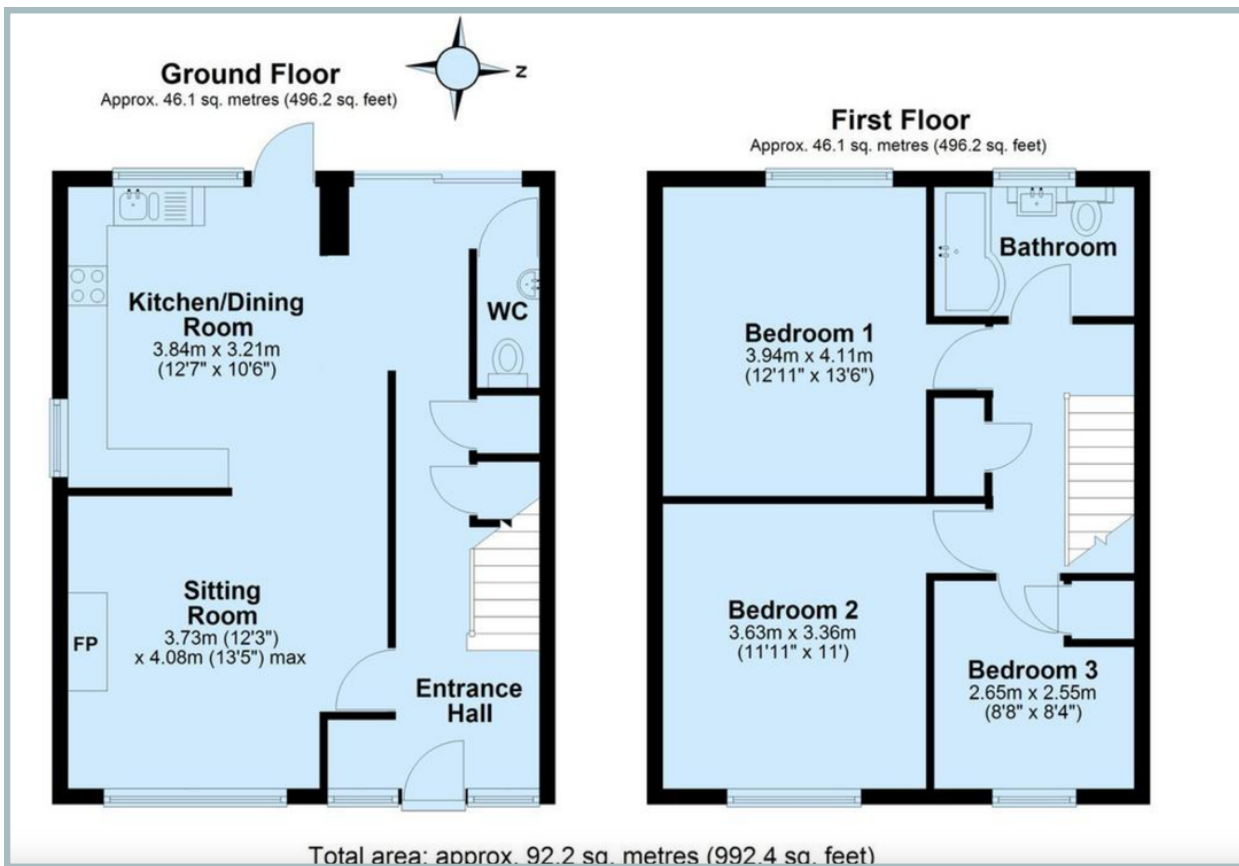
Inside, the accommodation has been designed to make the most of the natural light. The entrance hall provides access to a cloakroom, two useful storage cupboards and the staircase, while sliding doors open directly onto the rear terrace. The spacious open-plan living area offers a welcoming lounge centred around a wood-burning stove and a dining area flowing seamlessly into the fitted kitchen. The kitchen is well equipped with a range of contemporary units and integrated appliances.

The first floor comprises three bedrooms, including two comfortable doubles and a well-proportioned single room. A built-in cupboard on the landing provides additional storage, and the family bathroom is fitted with a bath with shower over.

To the front, a driveway provides off-road parking for two vehicles, complemented by attractive planted borders. The enclosed rear garden is a particular feature of the property, offering a peaceful outdoor retreat with established trees, shrubs and flowering plants, a lawn, raised vegetable beds, a greenhouse, two separate seating terraces ideal for relaxing or entertaining, and a substantial brick-built store.



TOTAL APPROXIMATE AREA: 92.2 SQ M 992.4 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

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

EPC: Current D (66) Potential B (82)

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: ///increased.uncle.value

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