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29 Highfield Drive

Kingsbridge, TQ7

Guide Price £395,000



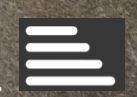
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## 29 Highfield Drive

Kingsbridge, TQ7 1JR

### Summary:

A detached three bedroom house with elevated countryside and estuary views. Features include driveway parking, a large garden and a well-proportioned, bright reception room. The property provides plenty of scope for modernisation.

### The Property:

The property is entered via a central hallway with stairs rising to both the upper and lower floors, along with access to the kitchen/diner and a useful storage cupboard.

The kitchen/diner is fitted with wooden units and includes an integrated fridge, eye-level electric oven and grill, and gas hob. There is space for a dining table and two large windows provide good natural light. Many neighbouring properties have extended into the car port to create larger family kitchen/diner spaces. A door leads through to a utility area with sink and space for appliances including a freezer, washing machine and tumble dryer. Steps from here lead down to the rear garden.

The lower floor provides two double bedrooms and the bathroom. The main bedroom is a particularly generous room with built-in wardrobes, estuary views and access to a private balcony. The second bedroom is also a good-sized double enjoying similar views. The bathroom is dated and would benefit from modernisation, currently fitted with a bath, WC and basin, along with an airing cupboard and obscured window.

On the upper floor, the lounge is a bright and spacious room with eaves storage and a large window taking in elevated estuary views. The third bedroom is also on this level and is a small double, again enjoying the outlook. There is also a separate WC with basin and a cupboard housing the water tank.





Externally, the rear garden can be accessed from both sides of the property, with steps leading down to a tiered garden comprising two patio areas, greenhouse, lawn and a variety of established shrubs, fruit trees and perennial planting.

Beneath the property is a substantial under-house area housing the boiler and divided into three rooms. This offers excellent potential for conversion into additional accommodation or workspace, subject to any necessary consents. The space may also lend itself to the creation of a self-contained unit.

To the front, the garden is mainly laid to lawn with planted borders. A driveway provides off-road parking for two vehicles along with a car port.

#### **The Location:**

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

#### **Further Information & Services:**

**Tenure:** Freehold

**Services:** Mains electric, water and drainage. Gas Central heating. We have been advised that the boiler will need to be replaced.

**EPC Rating:** E

**Construction Type:** Standard brick/block.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

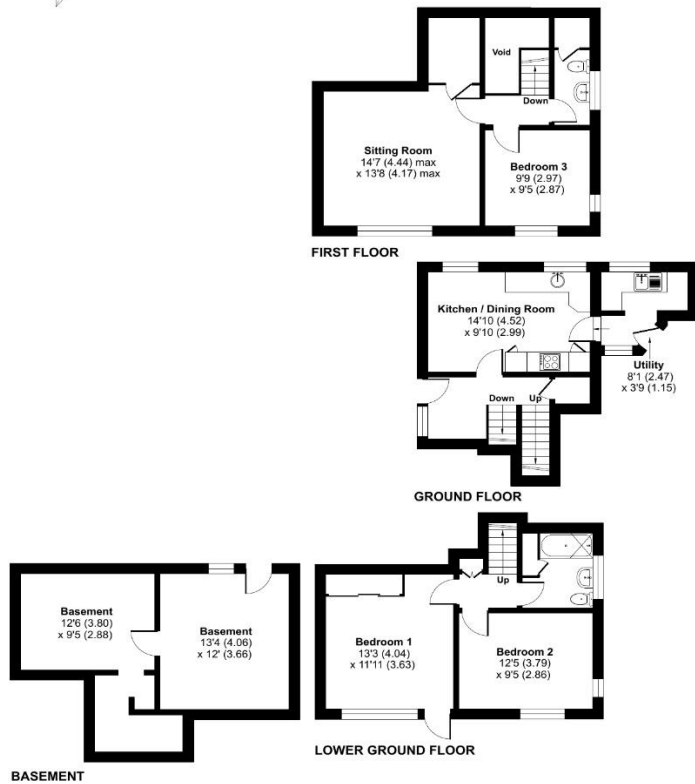
**Broadband Availability:** Superfast and Ultrafast fibre available – check via Ofcom or supplier

**Flood Risk:** According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.



# Highfield Drive, Kingsbridge, TQ7

Approximate Area = 1409 sq ft / 130.9 sq m (excludes void)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © michecom 2023.

## Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



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

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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