

13 HILLSIDE DRIVE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

13 HILLSIDE DRIVE

Description

This is a nicely presented, bright and spacious detached four-bedroom home set in a quiet cul-de-sac, in a sought after part of town, offering generous, versatile living accommodation.

You enter the property on the first floor, off the entrance hall is the sitting room filled with natural light, featuring large picture windows and door onto a good size balcony that overlooks the garden and has views down towards the estuary and provides an ideal spot for relaxing or entertaining. The well-designed kitchen/dining room offers plenty of space for family life and gatherings, complemented by a practical utility room and a useful rear porch with access door opening to steps down to the garden.

On this level is a shower room and 2 of the 4 double bedrooms. The principal is to the rear, it has built-in wardrobes and enjoys lovely views towards the estuary, the other is dual aspect and overlooks the front garden.

On the ground floor are a further 2 double bedrooms and a sun room off bed 2, both have access out to the patio and garden and share use of a well-appointed shower room. Completing the ground floor is the plant room, storage rooms and an office space with stairs up to the first floor.

Outside front is a level lawned garden with established shrub borders and a carport and driveway which provides convenient parking. The rear garden is attractive and well-proportioned, providing both open lawn and patio areas for outdoor dining or play with established borders full of plants and shrubs.

With its combination of outlook, space and tranquility, this versatile home which is just minutes from amenities is perfectly suited to both family life and easy everyday comfort.

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 - seagull.engineers.ordinary

From the centre of town proceed along the embankment with the estuary on your right-hand side. Just after the Recreation Ground turn left into Highfield Drive and proceed up the hill, taking the first left into Hillside Drive. No.13 is at the end of the cul-de-sac on your left.



PROPERTY DETAILS

Property Address

13 Hillside Drive, , Kingsbridge, Devon TQ7 1JT

Mileages

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

Services

Mains gas, electricity, water, drainage. Gas fired boiler for hot water and central heating. Smoke alarms. Carbon monoxide detector.

EPC Rating

Band C. Current: 72, Potential: 79

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Nicely presented detached property
- Approximately 1743 sq.ft of accommodation
- Sitting room with balcony
- 4 double bedrooms
- Kitchen/dining room and separate utility
- Lovely views towards the estuary and open countryside
- Front and rear gardens
- Carport and driveway parking
- Quiet cul-de-sac location

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. 162.0 sq. metres (1743.4 sq. feet)

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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