



**8A HURRELL ROAD**  
**KINGSBRIDGE**

**£295,000**  
**FREEHOLD**

A well-presented two-bedroom home in a convenient Kingsbridge location, ready to move straight into and benefiting from two allocated parking spaces, making it an ideal first-time buy, investment or downsizing opportunity.



- Well presented link detached property
- Maximises light and space
- Off road parking for two
- Open plan Living with downstairs w/c
- Lovely rear garden to enjoy throughout the day
- Convenient location to town centre and local amenities
- Two spacious bedrooms

A well-presented link-detached home situated in a quiet residential area of Kingsbridge, built in 2019 and designed to offer a wonderful balance of space, natural light and practicality.

The property features a bright and spacious open-plan kitchen and dining room, fitted with a range of integrated appliances including a dishwasher, washing machine, electric oven with grill, and electric hob. There is also a convenient downstairs cloakroom.

An attractive archway leads through to a welcoming living room, where double doors open directly onto the rear garden, creating an ideal indoor–outdoor flow.

Stairs rise to the first floor where there are two generously sized bedrooms, one of which benefits from a useful storage cupboard, along with a modern family bathroom fitted with a bath and shower over.

Outside, the rear garden provides a lovely space to relax and entertain throughout the day and evening, featuring a lawned area alongside decked and patio seating areas. To the front of the property there is driveway parking for two vehicles.

Tenure: Freehold

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

Council Tax Band: B

EPC: Current B (85) Potential A (95)

Directions: Along Cookworthy Road there is a turning into Higher Union Road just before Morrisons. Follow the road up and around eventually joining onto Hurrell Road where you will find 8a on the right hand side.



- Lovely Countryside walks nearby
- Ready to move into
- Perfect for main residence, lock up and leave or investment





Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

755.07 ft<sup>2</sup>  
70.15 m<sup>2</sup>

**Reduced headroom**

13.27 ft<sup>2</sup>  
1.23 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B      Council Tax Band: B**

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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