



CH

2 ISIGNY ROAD
KINGSBRIDGE • TQ7 1EN



2 ISIGNY ROAD

GROUND FLOOR

Porch | Entrance Hallway | Kitchen | Dining/Sitting Room |
Conservatory | W/C | Rear Porch

FIRST FLOOR

Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

Private Driveway | Front Garden | Rear Garden | Outbuilding



“A three bedroom property with garden, parking and convenient location”...

2 Isigny Road is a well-proportioned three-bedroom home offering versatile living space, off-road parking and an enclosed rear garden.

- 3 well proportioned bedrooms
- Easy to maintain gardens
- Off road parking
- Walking distance to amenities
- Perfect for those seeking a property they can make their own.

The property is entered through a useful porch, which opens into the entrance hallway. From here, there is access to the kitchen, fitted with a range of wall and floor cupboards and space for white goods.

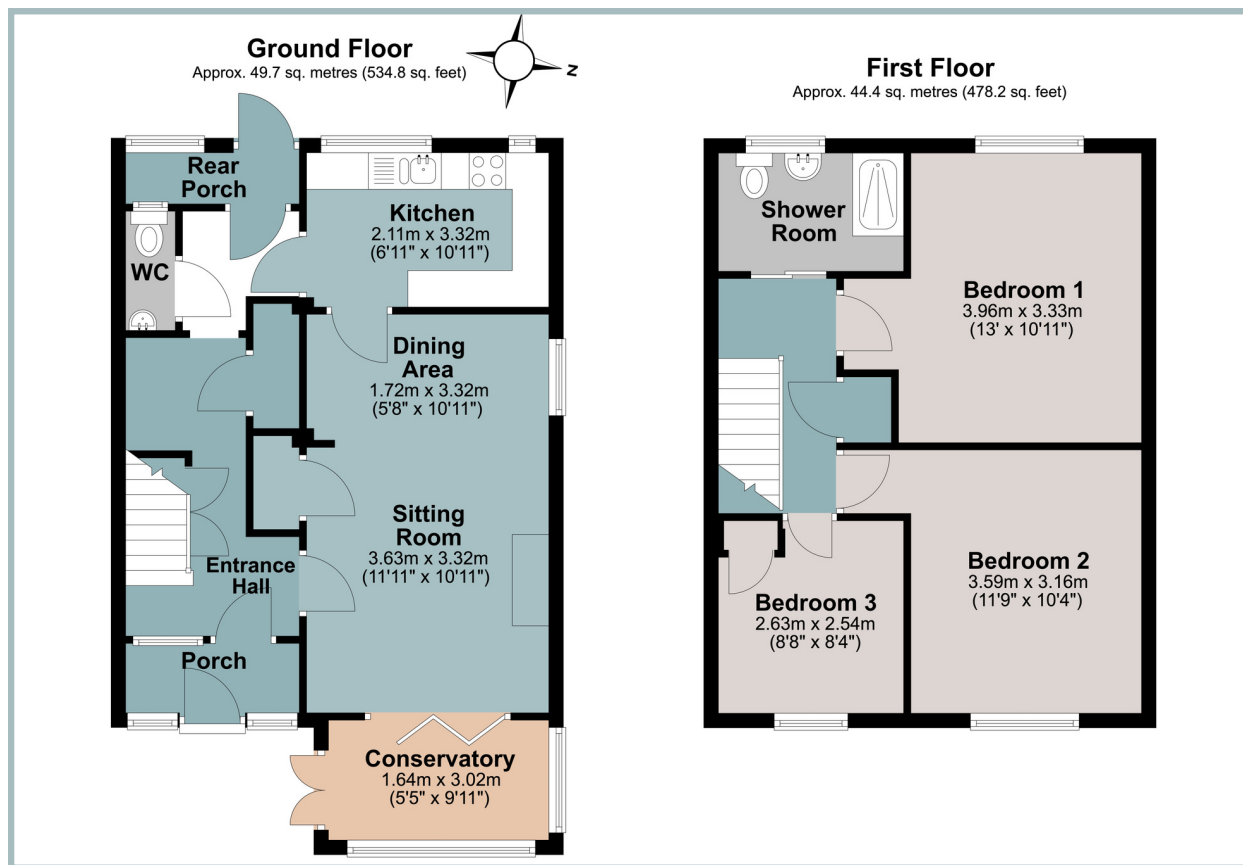
The open-plan living and dining room provides an excellent space for relaxing and entertaining, with access leading through to the conservatory.

Upstairs, there are three well-proportioned bedrooms and a shower room.

Outside, the property benefits from private driveway parking and a garden to the front. The rear garden is arranged with a low-maintenance patio and includes a useful outbuilding with power, offering excellent potential for storage, a workshop or a home office, subject to requirements.



TOTAL APPROXIMATE AREA: 94.1 SQ M 1013 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 (58) Potential C (77)

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: ///continues.spearhead.neater

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