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29 Highfield Drive

Kingsbridge, TQ7

Guide Price £395,000



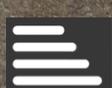
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Kingsbridge, TQ7 1JR

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 hallway with stairs to both the upper and lower floors. From here there is access to the kitchen/diner and a large storage cupboard.

The kitchen/diner is fitted with wooden units and includes an integrated fridge, a built in electric oven and grill at eye-level, and a gas hob. There is space for a dining table and two large windows that bring in plenty of natural light. A door leads through to a utility area with a sink and space for a freezer, washing machine and tumble dryer. From the utility room, steps lead down to the rear garden.

The lower floor has two of the three bedrooms and a bathroom. The main bedroom is a large double room with built-in wardrobes and a lovely garden and estuary outlook. There is also the added benefit of access to balcony area private to this room. The second bedroom is a good-sized double with the same estuary views. The bathroom is in need of modernisation and is fitted with a peach suite comprising a bath, WC and basin. There is an airing cupboard and an obscured window.

On the upper floor there is a spacious and light lounge with eaves storage and a large window taking in the impressive view. The third Bedroom is also on this level and is a small double and enjoys elevated views over the estuary. There is a separate WC with basin and a cupboard housing the water tank.





Externally, the rear garden is accessed from both sides of the property, with steps leading down to a garden area comprising two patios, a greenhouse, lawn and established shrubs, fruit trees and perennial flowers.

Beneath the property is a substantial storage area housing the boiler and divided into three rooms which could be converted into additional living space if desired (subject to planning).

To the front, the garden is laid mainly to lawn with planted shrubs, bulbs and flowers. There is a driveway providing parking for two cars, 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

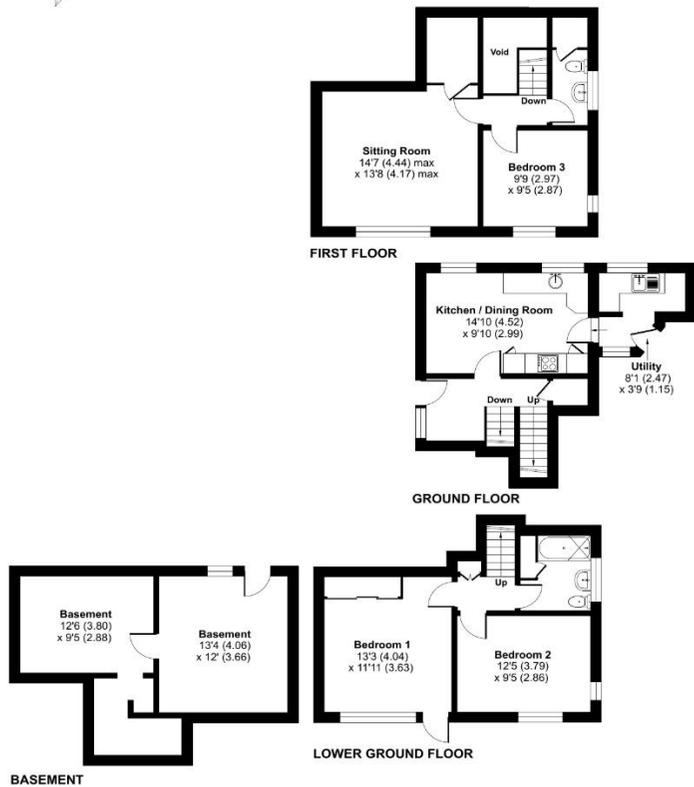
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known



Highfield Drive, Kingsbridge, TQ7

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



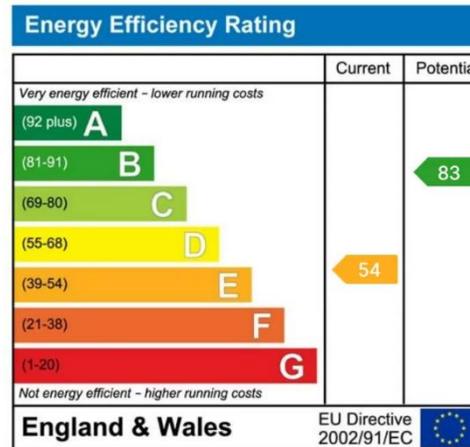
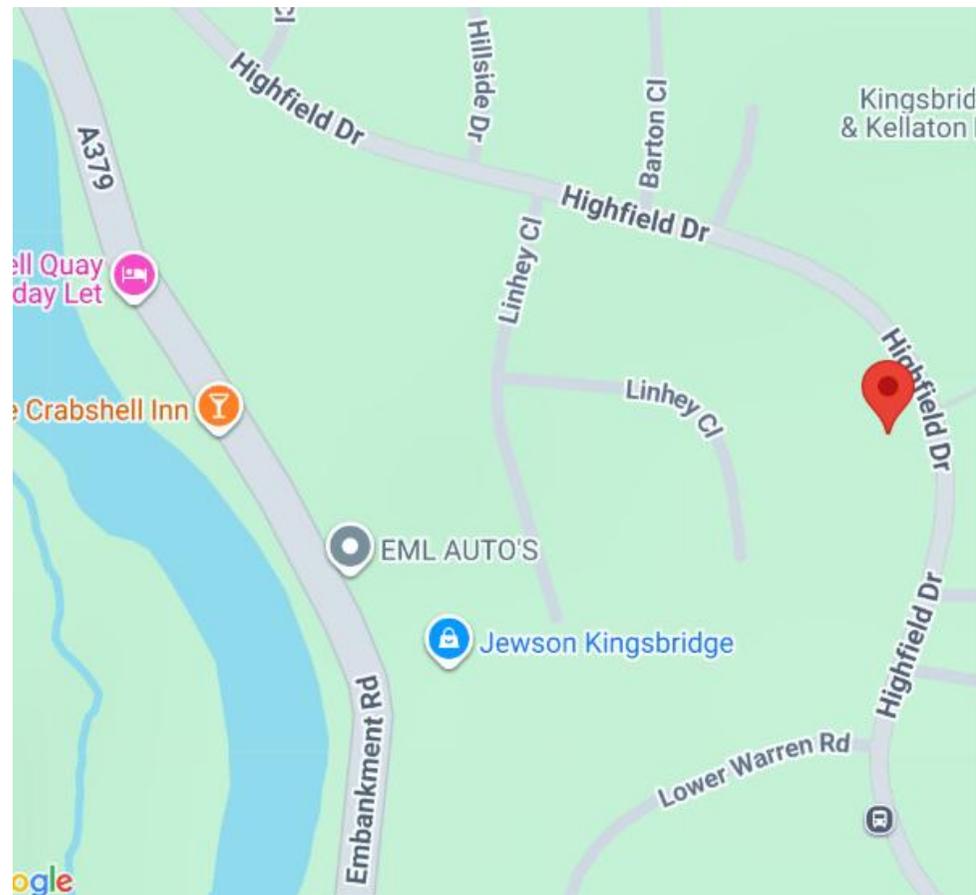
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © michecom 2023.

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.



Viewings strictly by appointment only with Kingsbridge Estate Agents.

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