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9 BARTON CLOSE

KINGSBRIDGE



TQ7 1JU



## 9 BARTON CLOSE

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### GROUND FLOOR

Entrance Hallway | Open-Plan Living And Dining Room | Utility |  
Bedroom One With En-Suite

### LOWER GROUND FLOOR

Bedroom 2 | Bedroom 3 | Bathroom

### EXTERNAL

Private Driveway | Garden | Balcony | Large Storage Space



“Spacious detached property with views, garden and parking”...

No. 9 is a detached split level bungalow situated in a highly sought-after area of Kingsbridge.

- Countryside Views
- 3 bedrooms, 2 bathrooms
- Private driveway with ample parking
- Large storage space
- Walking distance to all amenities

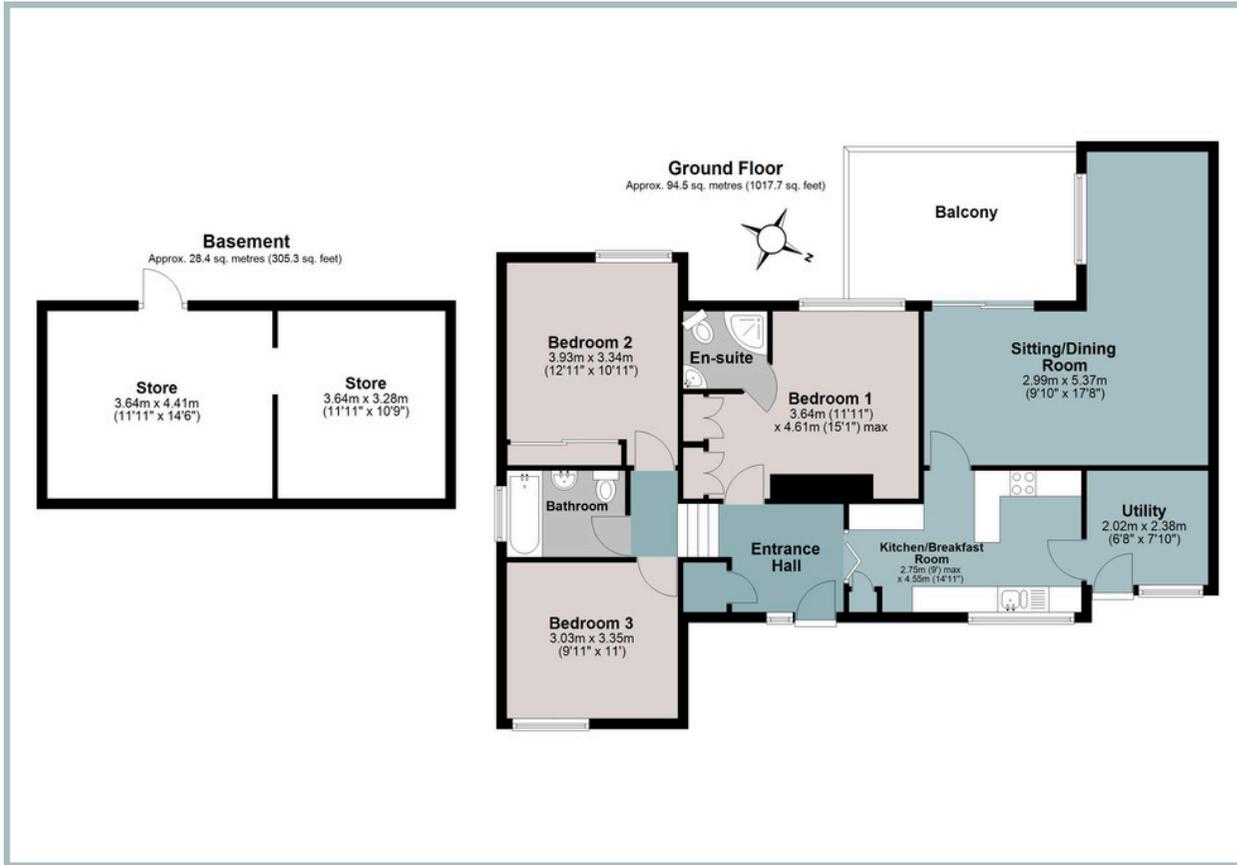
The property opens into an entrance hallway with useful built-in storage. The well-presented kitchen features a breakfast bar and provides access to a separate utility room. The living accommodation is light and generously proportioned, arranged in an L-shape to create defined sitting and dining areas. Sliding doors open onto a west-facing balcony, offering far-reaching countryside views and an ideal space for outdoor seating, particularly in the evening sun. On the main level, bedroom one benefits from built-in wardrobes, an en-suite shower room, and countryside views. A short flight of steps leads to two further spacious bedrooms and a family bathroom fitted with a bath and shower over.

Externally, the property offers a large driveway with plenty of parking with a car port. To the rear, a private garden is accessed via steps from the living room and includes a lawn, patio area, and well-established shrubs and flowers. There is access to a basement level, providing a workshop-style store and additional storage space with electricity. Side access to the property is also available.

Overall, No. 9 is well presented throughout and offers flexible accommodation suited to those looking to upsize, downsize, or relocate.



TOTAL APPROXIMATE AREA: 122.9 SQ M 1323 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

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

EPC: Current D (63) 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.

Directions: Entering Highfield Drive continue up the hill and take the third left hand turn into Barton Close, No,9 will be on the left.

What Three Words: ///spans.rinses.volcano

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