



## KINGSVIEW VINCENTS ROAD KINGSBRIDGE

**£705,000**  
**FREEHOLD**

Detached home with three bedrooms plus a self-contained annexe (fourth bedroom), garage, driveway parking, westerly garden with stunning town and countryside views, and a rare side gate giving direct access to the town center and estuary.



- Detached House, 4 bedrooms with 3 bathrooms.
- Approx 2236 Sq Ft of Accommodation
- Driveway for multiple vehicles and integral garage, EV charger.
- Westerly position for sun throughout the day and amazing sunsets
- Secret gate to town centre - minutes away from the head of the Kingsbridge estuary and town center

Kingsview is a superbly positioned detached home in a prominent yet unexpectedly private setting within Kingsbridge. Enjoying an elevated, south-westerly facing position with panoramic views across the town to the surrounding hills, the property offers generous, light-filled and highly versatile accommodation.

The bespoke property was built in the late 1990s and later extended to a high standard, Kingsview now provides flexible four-bedroom living, including a one-bedroom annexe, all within easy reach of the town centre, local schools and amenities.

The ground floor comprises an entrance hallway with WC and storage, leading through to an open-plan living and dining area. This inviting space features a charming window seat and town views, flowing naturally into the kitchen/ breakfast room. The layout achieves an ideal balance of openness with clearly defined zones. The well-appointed kitchen/breakfast room includes contemporary units and doors opening directly onto the rear garden, creating excellent indoor/outdoor living for entertaining. Further benefits include access to a pantry, utility room and rear hallway.

The main bedroom accommodation is arranged on the first floor. The principal suite offers built-in storage, a spacious en suite with separate bath and shower, and a private balcony enjoying stunning south-westerly views. Two further double bedrooms provide generous proportions, built-in storage and impressive outlooks over the town and estuary. A modern shower room and airing cupboard completes this level.

A significant additional feature is the self-contained

one-bedroom apartment. This can easily be reconnected to the main house or retained as independent accommodation. It comprises an open-plan living area with kitchenette and doors to the courtyard, a wet room shower room and a double bedroom. Accessible from the rear hallway of the main house or via its own entrance, this area has been designed with accessibility in mind and is ideal for multi-generational living, guests, relatives or potential income.

Externally, the property benefits from a large private driveway providing ample parking, a PodPoint EV charger, along with an integrated heated garage accessed from within the house. The south-westerly facing gardens include a main patio and lawns, enjoying sunshine throughout the day and memorable sunsets. A further highlight is the private gated steps leading from the garden, providing convenient pedestrian access into the town centre.

Tenure: Freehold

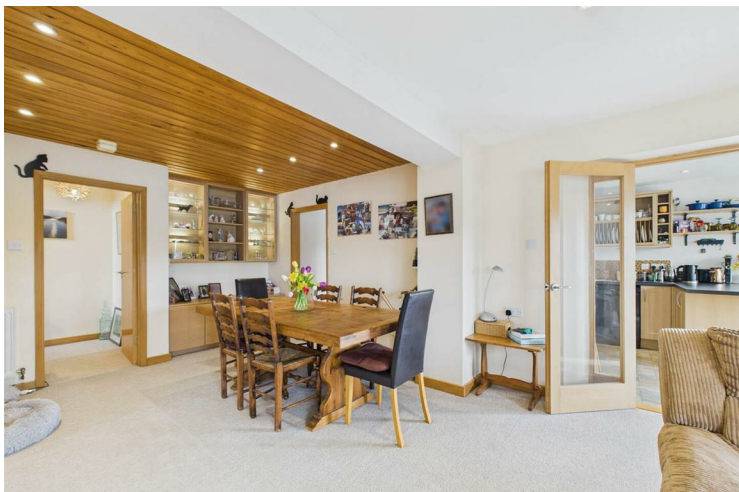
Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity water and drainage. Oil fired central heating,

EPC: Current C (72) Potential C (79)

Notes: Please note that the gated pedestrian right of way is owned by the neighbouring property. The Driveway is owned by Kingsview and number 58 Vincents Road only has a Right of



- Versatile accommodation with a self contained annexe perfect for overflow accommodation, investment or the perfect home office
- Wonderful Town views
- Walking distance to both primary and secondary schools
- Open plan living but distinct zones providing the best of both.
- Viewing highly recommended to appreciate the privacy, space and views

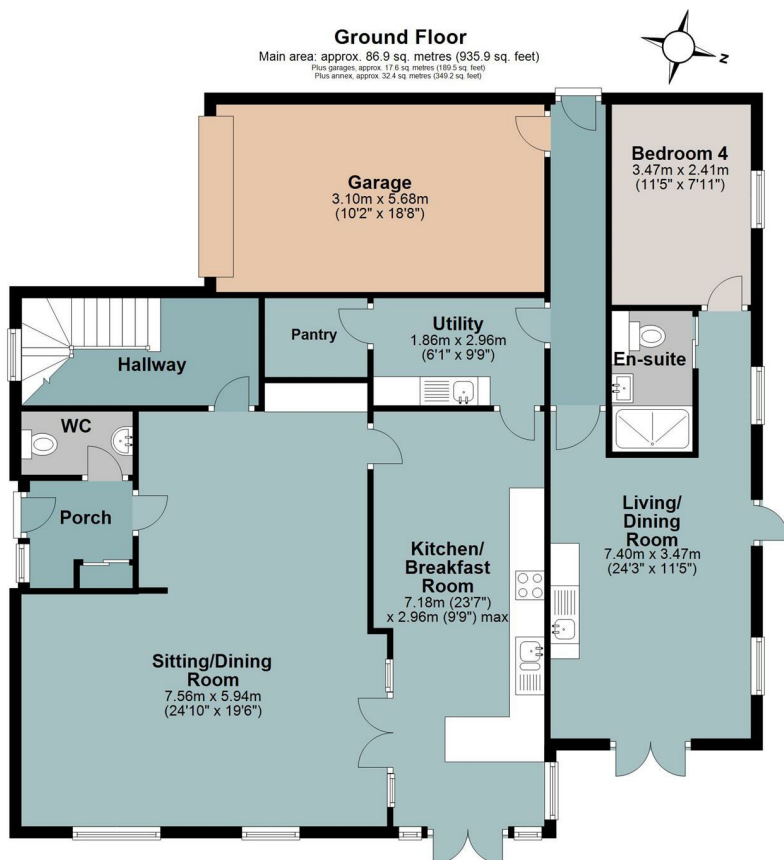
Way over the top area of the driveway to their property

Viewings: Very strictly by appointment only

Directions: From the Quay in Kingsbridge follow the promenade taking the first turning left onto Derby Road, left again onto Ebrington Street and then right onto Saffron Park. Continue to the top of Saffron Park and take a right onto Becketts Road which you follow around to the right into Vincents Road. Continue down the street and turn right. The property will be on your left down a private driveway.

What three words:///thinkers.personal.romantics





Main area: Approx. 157.7 sq. metres (1697.6 sq. feet)  
Plus garages, approx. 17.6 sq. metres (189.5 sq. feet)  
Plus annex, approx. 32.4 sq. metres (349.2 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 79                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: C      Council Tax Band: E**

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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