

47 SAFFRON PARK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

47 SAFFRON PARK

Description

This delightful two-bedroom terraced property offers comfortable and well-balanced accommodation, complemented by a private outdoor space and views across town. Ideal for first-time buyers, investors, or those seeking a low-maintenance home, the property combines practicality with appealing features throughout.

Accessed via a welcoming entrance porch, the home opens into a bright and spacious sitting/dining room with remote controlled flame effect wall mounted fire and handmade wooden slatted blinds/shutters. This well-proportioned living area provides ample space for both relaxation and entertaining, with doors from the dining area leading directly out to the rear patio. This seamless connection between indoor and outdoor living makes the space particularly enjoyable during the warmer months.

The kitchen has fitted units to 3 sides offering a functional layout with plenty of storage, workspace and integrated appliances, ideal for everyday cooking.

Upstairs, the property offers two comfortable bedrooms, both enjoying pleasant outlooks, along with a family bathroom. The principal bedroom has a built in wardrobe and an airing cupboard which houses the water tank.

Externally, the paved rear garden is arranged over two tiers, creating defined spaces for outdoor dining, relaxing, or entertaining and has an access gate out to the parking area where there are two allocated parking spaces, ensuring convenience and ease for homeowners and visitors alike.

Overall, this charming terraced property presents an excellent opportunity to acquire a well-located home with outdoor space, practical accommodation and parking.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by are boat moorings, quays, and slipways at the head of the estuary, along with plenty of beaches and coastal and countryside walks.

Directions - what3words - regarding.milk.shimmered

From the Quay in the centre of town go along the Promenade turning left into Derby Road (just before the Recreation ground), then first left into Ebrington Street. Take the first right into Saffron Park, go all the way up the hill then turn right into Becketts Road, continue on into Vincents Road. A short way down on your right-hand side you will see the parking area for the property. From the parking area, walk down the steps in front of you, turn right and No.47 is on your right.



PROPERTY DETAILS

Property Address - 47 Saffron Park, Kingsbridge, Devon TQ7 1RQ

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles;
Plymouth 20 miles (distances are approximate)

Services

Mains electricity, water and drainage. All electric heating. Boiler in loft. Smart meter fitted. Wall heater and heated towel rail in bathroom. Solar panels are on a FIT account with a 24p pkw set for life. Repayments should cover approx. 80% of heating costs for the year. Contribution paid for the upkeep of the car park when necessary.

EPC Rating - Band D. Current: 67, Potential: 71

Council Tax Band - B

Tenure - Freehold

Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Charming terraced property
- Sitting/dining room
- Fitted kitchen
- 2 bedrooms
- Bathroom
- Private 2 tier, paved patio garden
- 2 allocated parking spaces
- Garage - available by separate negotiation

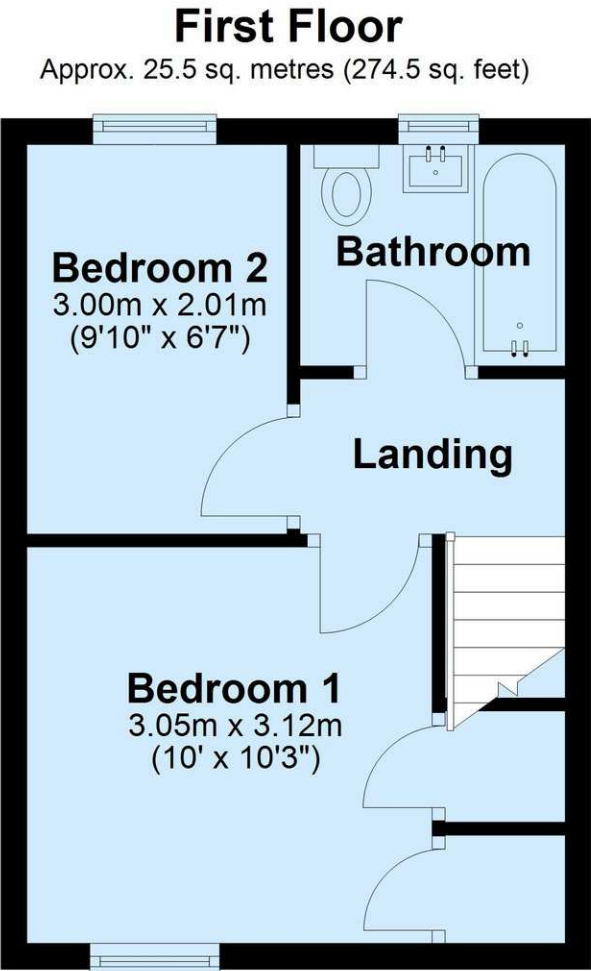
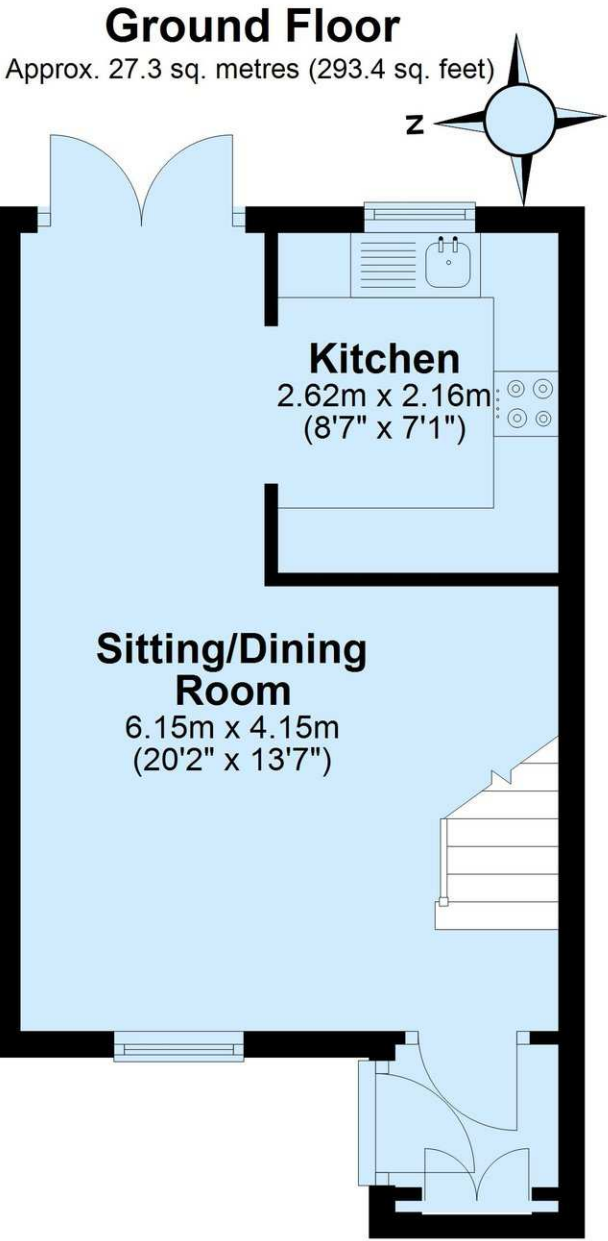
Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing - Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge.
Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.