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78 VINCENTS ROAD

KINGSBRIDGE

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TQ7 1RP



# 78 VINCENTS ROAD

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## GROUND FLOOR

Entrance Hallway | Kitchen | Lounge/ Dining Room

## FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2

## EXTERNAL

Three Allocated Parking Spaces | Rear Tiered Garden | Front Garden Laid To Lawn



“A modern and stylish 2 bedroom property with 3 parking spaces”...

78 Vincents Road presents a fantastic opportunity to own a beautifully maintained end-of-terrace home, perfectly situated at the end of a quiet cul-de-sac. This property offers exceptional appeal, starting with its charming front garden, laid to lawn, and a welcoming pathway that leads you to the entrance.

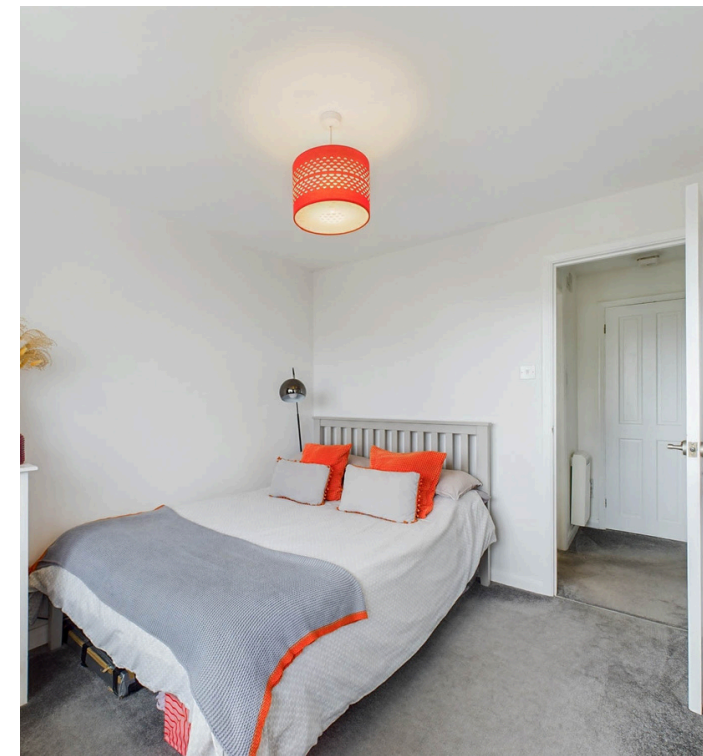
- Modern And Stylish With Newly Fitted Bathroom
- Log Burner
- Front and Rear Garden With Countryside Views
- Three Allocated Parking Spaces
- Perfect As First Time Home, Investment Or Lock Up And Leave

The property comprises of an entrance hallway, a stylish and practical fitted kitchen with space for a washing machine and fridge/ freezer. The spacious living and dining area is designed for comfort and modern living, featuring a media wall and a stunning log burner, perfect for cosy evenings. French doors lead directly to the rear garden, a lovely tiered space with views over the town and distant estuary – a true highlight for those who enjoy outdoor relaxation.

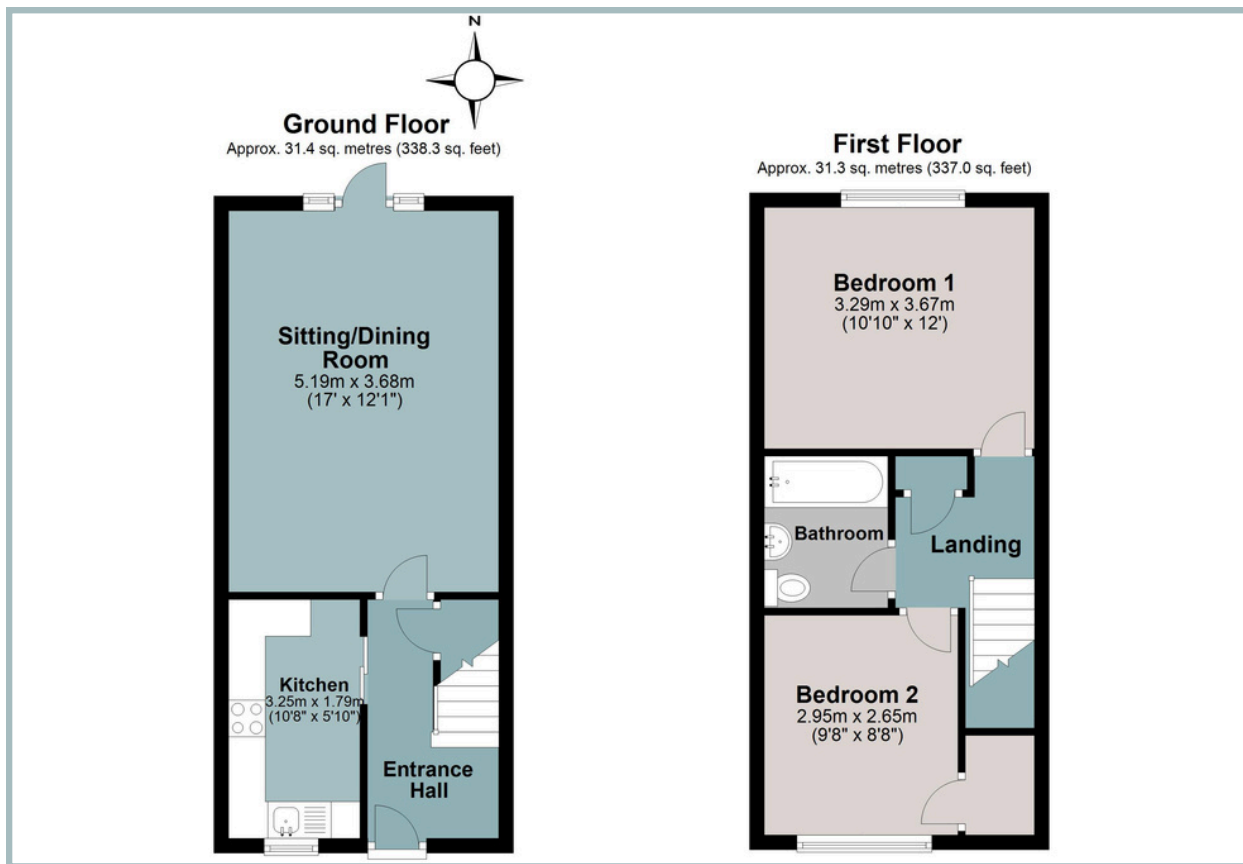
Upstairs, the large master bedroom is both airy and inviting, while the second double bedroom provides ample built-in storage, including the water tank, offering practical living solutions. A newly updated bathroom adds a touch of luxury, while the boarded loft ensures plenty of additional storage.

Sunlight floods both the front and rear gardens throughout the day, creating wonderful outdoor spaces to enjoy year-round.

With the convenience of three dedicated parking spaces and its immaculate condition, this home is ready for its next owners to move straight in. Whether you're a first-time buyer, wanting to upsize, looking for a hassle-free lock-up-and-leave, or seeking a long-term rental investment, 78 Vincents Road is an excellent choice for you.



TOTAL APPROXIMATE AREA: 62.7 SQ METRES 675.3 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating.

EPC: D (55) Potential B (88)

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: 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 bearing right at the turn and 78 will be located at the end of the cul de sac on the left hand side.

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