



CHI

33 SAFFRON PARK

KINGSBRIDGE



TQ7 1RW



33 SAFFRON PARK

GROUND FLOOR

Entrance Porch | Open-Plan Kitchen/Living / Dining Room |
Conservatory

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

2 Allocated Parking Spaces | Large Patio



“A well presented 3 bedroom house with 2 allocated parking spaces”...

Welcome to 33 Saffron Park, a charming and well-presented home offering convenient living in a central yet peaceful location.

- Success history of being a long term let
- No onward chain
- Perfect for first time buyers or a lock up and leave
- 2 allocated parking spaces
- Walking distance into Kingsbridge where you can find all amenities

As you step through the porch, you are greeted by a spacious open-plan kitchen, living, and dining area. The kitchen is fitted with wall and floor cupboards, providing ample storage, and has space for essential white goods. A door from the dining area leads to the conservatory, a bright and airy space that opens onto a large patio, perfect for outdoor entertaining or relaxation.

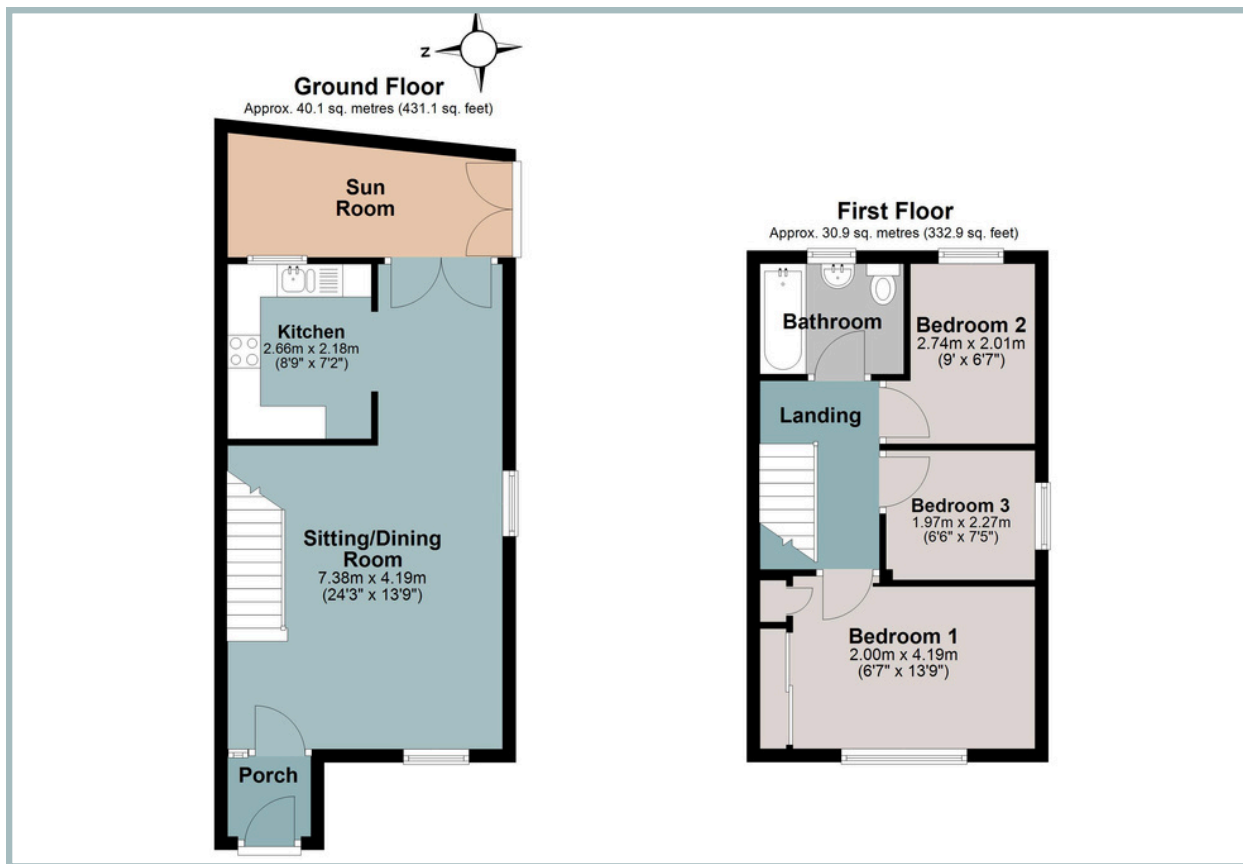
Outside, the property boasts a generous patio to the side with picturesque countryside views and side access. Steps lead up to a second patio area, offering additional space for outdoor seating or storage.

Ascending to the first floor, you will find three bedrooms—two doubles and one single. The family bathroom completes the first floor. Further benefits include two allocated parking spaces, ensuring convenience for residents.

With its versatile layout, outdoor space, and great location, 33 Saffron Park is perfect for those seeking comfort, style, and practicality in a well-connected setting.



TOTAL APPROXIMATE AREA: 71 SQ METRES 764 SQ FT



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

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

EPC: Current E (52) Potential B (86)

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 to the left into Derby Road. Take the first left into Ebrington Street and right hand turning into Saffron Park. No 33 is part way up the hill on the right hand side accessed by the steps onto the terrace.

What Three Words: ///engage.candle.coil

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