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11 SAFFRON PARK

KINGSBRIDGE



TQ7 1RL



# 11 SAFFRON PARK

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## GROUND FLOOR

Large Entrance Hallway | Office/Bedroom 4 | Lounge | Kitchen |  
Conservatory | Shower Room

## FIRST FLOOR

3 Bedrooms, Master With En-Suite Bathroom | Shower Room

## EXTERNAL

Private Driveway | Rear Garden | Store/Utility



“a 3 bedroom property with planning permission to extend”...

Upon entering the property, you are greeted by a spacious open hallway equipped with built in storage. A unique feature is there is a secret door that leads into the office, which can also be used as the fourth bedroom or play room. The ground floor offers a spacious living room with a charming wooden feature wall, log burner and a sliding door that opens directly into the garden. Adjacent to the living room is the kitchen, which includes both wall and floor cupboards and has a door leading to the conservatory. The conservatory provides access to the garden. The ground floor also features a shower room complete with a walk-in shower.

- Town Centre Location
- Countryside And Town Views
- Planning Permission To Extend
- Spacious Accommodation

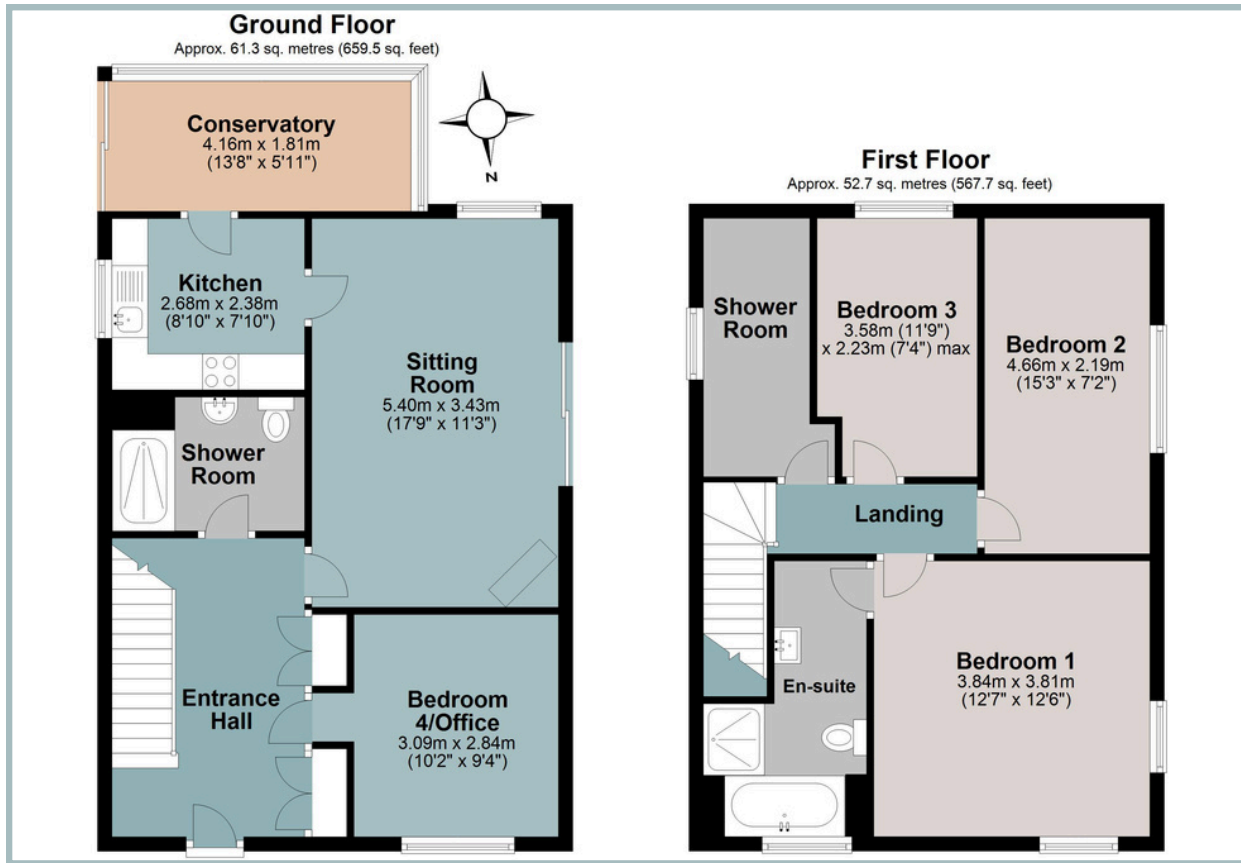
As you move to the first floor, you'll find three bedrooms. The master bedroom includes an ensuite bath and shower room, providing a private and convenient space. Another room on this floor has had its first fix plumbing and walls plastered, requiring only fittings, which allows you to customise it to your taste.

The property comes with the exciting opportunity of planning permission to extend the ground floor to create a spacious open-plan kitchen, diner, and larger living room. [\(1878/16/HHO\)](#)

Externally, the private garden wraps around the property, offering ample space for outdoor activities. Additionally, the garden includes access to the outbuilding which is currently being utilised as a utility room. The property features a private driveway for multiple vehicles.



TOTAL APPROXIMATE AREA: 114 SQ METRES 1227.2 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

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

EPC: Current E (43) Potential B (83)

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: As you drive up Saffron Park continue to the top of the hill and the property will be on your right.

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