



13 Belle Cross Road • Kingsbridge





13 Belle Cross Road

Kingsbridge • TQ7 1NL

Experience modern living in a convenient location

Salcombe 6.8 miles | Dartmouth 14.5 miles | A38 Devon Expressway 13.4 miles | Totnes 13.1 miles
(London Paddington 2 hours 5 minutes) (all distances and times approximate)

Ground Floor

Entrance | Living room | Kitchen/dining room | Utility room | 3 bedrooms, 1 en-suite shower room

First Floor

Landing | Master bedroom with en-suite bathroom

External

Lawned rear garden | Terrace | Lawned front garden | Two integral stores | Parking available

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Welcome to 13 Belle Cross Road, an exquisite property that seamlessly combines modern luxury with timeless charm through meticulous renovations and thoughtful redesigns. Approach the front of this splendid residence via inviting steps that lead to tiered gardens, setting the stage for a grand entrance.

The ground floor unfolds with a welcoming entrance, adorned with high ceilings and bathed in natural light from double aspect French doors opening to both front and rear gardens - creating a wonderful inside/outside feeling. The living room is a spacious haven boasting an airy ambiance. The kitchen/dining room is a culinary masterpiece, featuring a galley-style kitchen with a delightful array of integrated appliances. A built-in bench seat complements the dining area, creating an ideal space for entertaining. Adjacent is a convenient utility room with access to the rear garden.

Discover comfort and style in the family bathroom, complete with a bath and shower, under floor heating, and an electric Velux window. Bedroom 4, graced with blackout electric Velux windows, offers versatility, while bedrooms 2 and 3 boast bay windows with enchanting countryside views. Bedroom 3 further impresses with an en-suite shower room.







Ascend the bespoke staircase with a glass balustrade to the first floor, where a landing awaits—ideal for storage, an office, or the potential for walk-in wardrobes. The master bedroom beckons with double aspect windows, a wooden beam, and a beautiful en-suite bathroom featuring a freestanding bath, separate shower, under floor heating, and panoramic countryside views—a sanctuary for relaxation.

Step outside to a meticulously landscaped rear garden designed for privacy and functionality. Ascend steps from the lower courtyard to a spacious lawned area, perfect for various outdoor activities. Side access leads to the front. An expansive south-facing deck, adorned with a glass balustrade, offers captivating countryside panoramas. Ingeniously placed lights on the balcony grant both privacy and allure. Another expanse of grass and carefully positioned outdoor lighting enriches the atmosphere. The property also features an integrated store with electric and water, offering potential for conversion into a garage with proper planning consent, along with an additional integral bin store. Ample parking space in front of the property adds to the convenience of this exceptional residence. Experience the epitome of refined living at 13 Belle Cross Road.





Nestled conveniently in Kingsbridge, 13 Belle Cross offers proximity to delightful countryside walks while being just a short stroll from the town centre, providing the perfect blend of rural tranquility and urban convenience. Positioned near the Primary school and within walking distance of the renowned Kingsbridge Community College, the property is surrounded by the vibrant amenities of Kingsbridge.

This charming town boasts a diverse array of restaurants, cafes, boutiques, and shops, complemented by two supermarkets, a petrol station, a leisure centre, and a cinema. For those with a penchant for water activities, the Kingsbridge Salcombe Estuary is a mere few minutes' drive away, offering opportunities for boat mooring, paddle boarding, kayaking, or taking a ferry to Salcombe.

With its prime location, 13 Belle Cross is ideally situated to embrace all that Kingsbridge has to offer, and its proximity to Salcombe, Dartmouth, Totnes, and the A38 makes it a convenient hub for exploring the surrounding areas.



Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

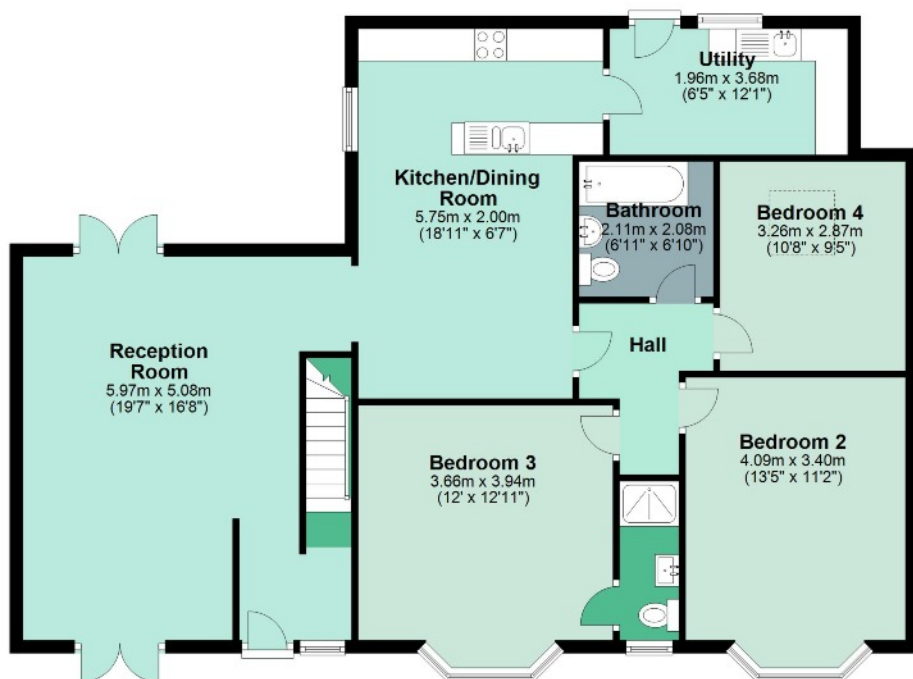
Services: Mains electricity, water and drainage. Gas central heating

Directions: From our office turn right down Duncombe Street. Continue straight onto Church Street. As you reach the over head bridge turn right down Belle Cross Road. The property will be on your left.

Viewings: Very strictly by appointment only.

Ground Floor

Approx. 110.1 sq. metres (1184.7 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 154.4 sq. metres (1662.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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