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68 VINCENTS ROAD

KINGSBRIDGE

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TQ7 1RP



68 VINCENTS ROAD

GROUND FLOOR

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

FIRST FLOOR

Family Bathroom | Three Bedrooms

LOWER GROUND FLOOR

Snug | W/C

EXTERNAL

Driveway | Garage | Large Tiered Landscape Gardens



“A well presented 3 bed property with lovely town views”...

A charming semi-detached property in a desirable location of Kingsbridge. Perfectly situated within walking distance of local schools and amenities, and just a short drive from stunning beaches, this home promises a convenient and enviable lifestyle.

- Beautiful views of Kingsbridge and the countryside
- Stylish and well presented
- Parking for 2
- Log burning stove

Arriving at the property, you are greeted by a driveway accommodating two vehicles. As you step inside, the porch leads you into a well-appointed living room. This space features a large bay window that bathes the room in natural light and a cosy log burner. The living room seamlessly flows into an open-plan kitchen and dining area, which has been beautifully designed with modern integrated appliances, ample storage, and generous worktop space. One of the highlights of this area is the breathtaking view over Kingsbridge and the surrounding countryside. The ground floor also offers practical under-stair storage and a designated dog home.

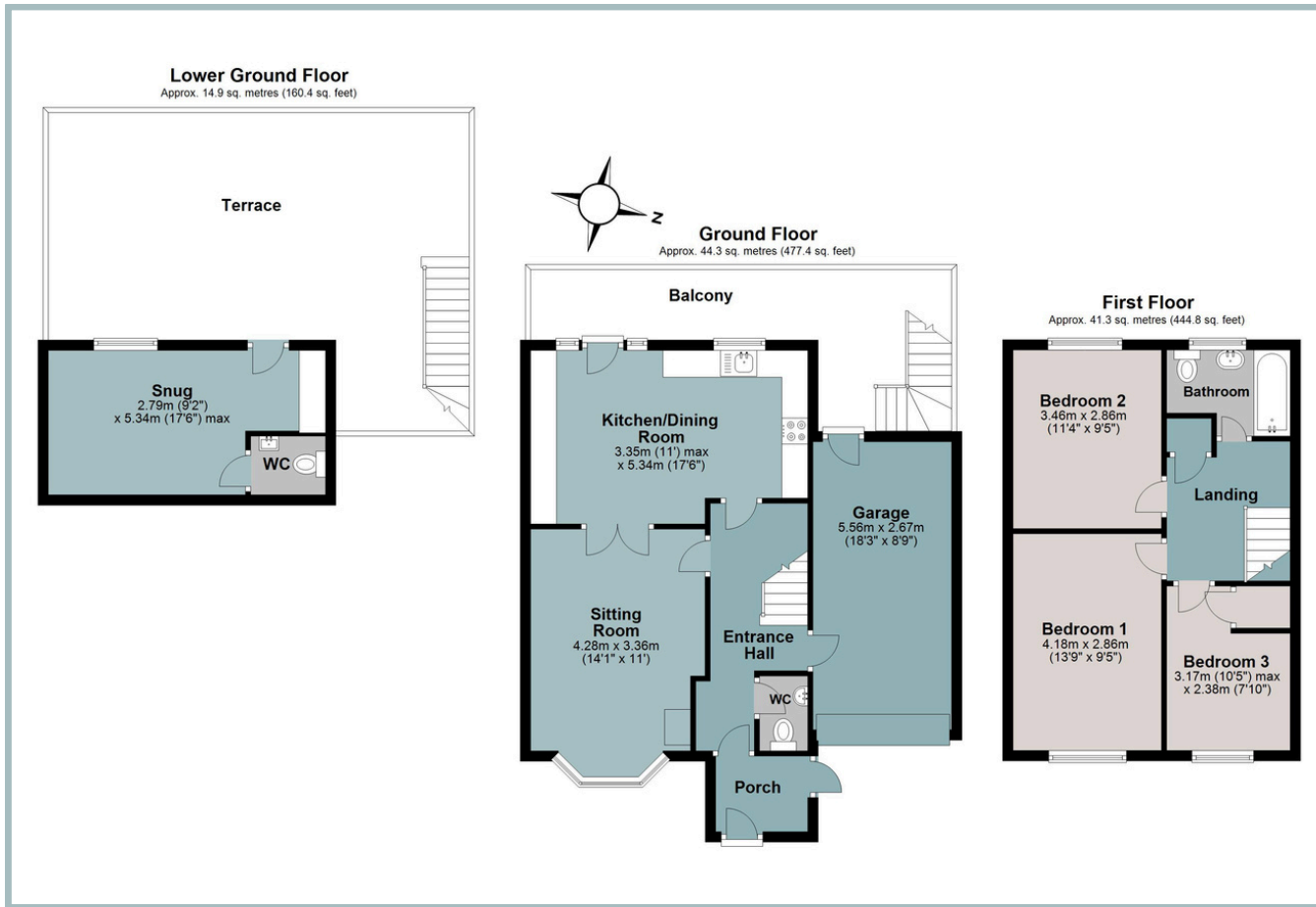
Moving to the first floor, you will find a family bathroom and three bedrooms. The master bedroom includes built-in storage, while the second bedroom offers captivating views of both the town and countryside. The single bedroom features a built-in cupboard. There is also access to the loft from this floor.

You have access to a single garage from the ground floor which is equipped with plumbing for a washing machine and dishwasher. French doors from the kitchen and dining area open onto a terrace, which extends to a private, south-facing rear garden.

The garden is designed with three tiers for low maintenance and optimal enjoyment. The lower tier features astro turf, providing a vibrant green space, while the second tier boasts stylish composite decking and a glass balustrade, creating an ideal setting for outdoor gatherings. The property also benefits from a newly converted self-contained snug/office offering a versatile space complete with a separate w/c and a small worktop with an integrated fridge—perfect for entertaining guests in the garden or a quiet place to work from home.



TOTAL APPROXIMATE AREA: 100.6 SQ METRES 1082.6 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Main electricity, water and drainage. Electric heating and Solar panels.

EPC: Current D (59) Potential B (81)

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 centre 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 68 will be located at the bottom 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