



10 Fosse Road • Kingsbridge





10 Fosse Road

Kingsbridge • TQ7 1NG

Salcombe 6.7 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)

Unveil the luxury and modern charm of Number 10

Ground Floor

Entrance hallway | Kitchen | Open plan living/ dining room | Study
Bedroom | Shower room

Ground Floor Annex

Porch | Bedroom | Open plan kitchen living/ dining room | Shower room

First Floor

Master bedroom with dressing room and en-suit bathroom |
Bedroom | Utility room

External

Detached garage | Driveway parking | Solar panels | Private rear garden

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Welcome to 10 Fosse Road, an extraordinary residence that beckons you with a grand and spacious entrance hall, exuding an air of elegance and comfort. This remarkable space features a stunning wooden staircase that gracefully ascends to the first floor, setting the tone for the luxury that awaits you within.

The ground floor of this splendid property offers a culinary haven, a well-appointed kitchen, where integrated appliances cater to all your cooking needs. As you move through, you'll discover an open-plan dining and living room, a place of warmth and relaxation adorned with a cozy log burner. But the pièce de résistance on this level are the floor-to-ceiling sliding doors that lead to a beautiful balcony. This magical transition from indoors to outdoors creates a sense of unity with the natural surroundings, offering breathtaking views of the town and the landscape beyond.

The ground floor also boasts a versatile study, providing a peaceful space for work or contemplation, a bedroom perfect for relaxation, and a shower room, offering modern convenience. A hallway on this level leads to an annex, a space of endless possibilities.







Roy Petley
The Little Gallery





Venturing to the first floor, you'll be greeted by a grand and spacious master bedroom, a sanctuary of comfort and style. This elegant space is accompanied by a large en-suite bathroom, ensuring your daily routines are a true pleasure. A dressing room, awash with natural light thanks to its Velux windows, provides ample space for your personal attire and offers wonderful views of the surrounding area. Another bedroom, perfect for family or guests, and a utility room, enhance the functionality of this upper level.

The annex, a separate and self-contained unit, is a versatile space with diverse potential uses. It is currently a sought-after holiday let investment but could easily serve as an extension of the main residence. This annex includes its own entrance porch, a comfortable bedroom, a modern shower room, and an open-plan living, kitchen, and dining room. For your convenience, a door from the annex hallway seamlessly connects back to the main property, maintaining a harmonious flow throughout the residence.

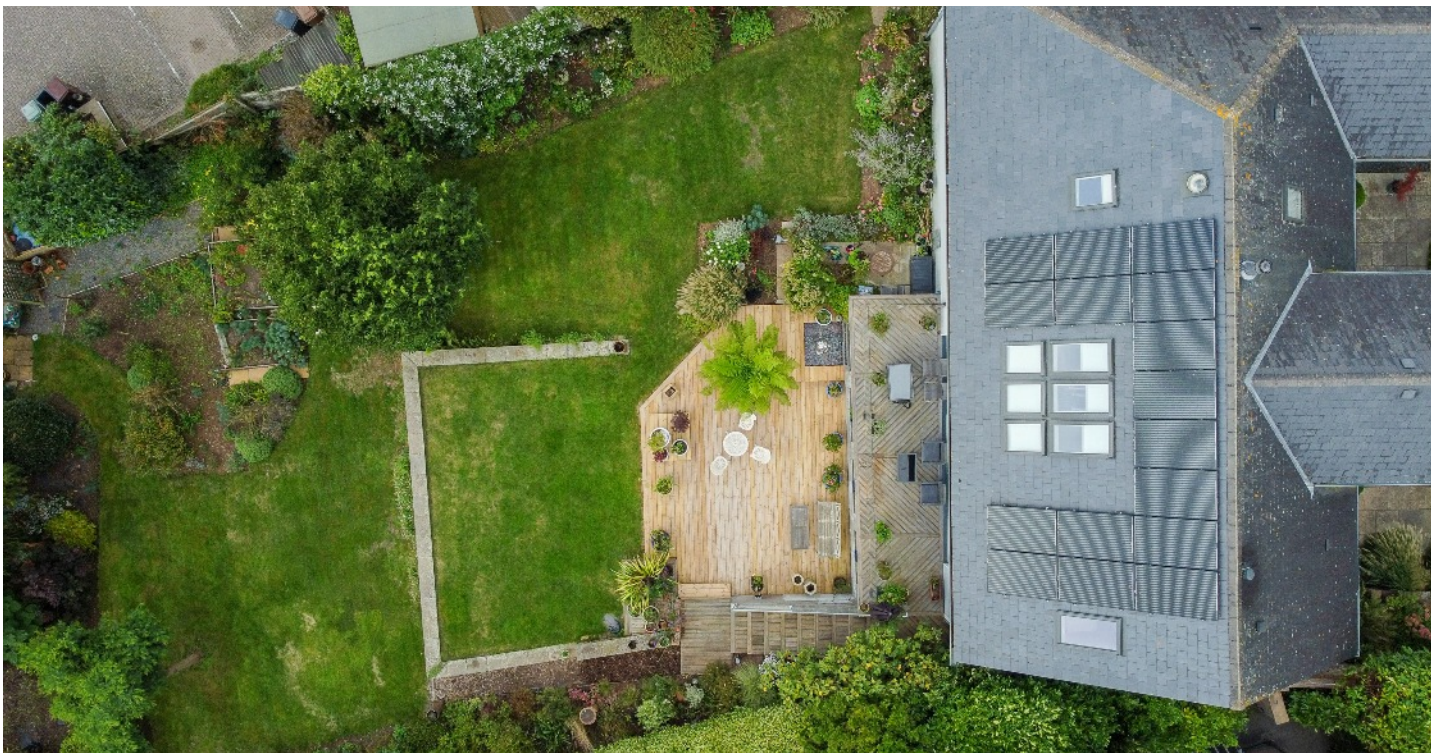






Stepping outside, you'll be greeted by a garden that is a true oasis of tranquility. The large private lawn area is adorned with mature shrubs, creating a lush and serene backdrop. A spacious decking area invites you to dine al fresco and entertain under the open sky. The balcony off the living room, facing southwest, is the perfect spot for those balmy summer evenings, offering picturesque views over the town, making every sunset an occasion to remember. The lights are all around the outside area in the borders and including the balcony, steps down to the deck and the lower deck. They can be operated manually from inside and also by a remote control.

The exterior of the property is equally impressive. A private driveway ensures your vehicles are parked securely, while a detached garage provides ample space for multiple vehicles or extra storage.



The current vendors have meticulously crafted this property, infusing it with an array of contemporary conveniences. They've dedicated their efforts to fashioning an environmentally-conscious and energy-efficient dwelling. One will discover the luxurious comfort of under floor heating, the convenience of electric blinds, and the advantages of solar panels, which include a transferable feed in tariff. MVHR is installed throughout the property. This system provides fresh, filtered air while removing moisture from bathrooms and kitchens without losing any heat. A rainwater harvester tank, situated under the deck, saves and filters precious rain water. This water is used in the garden, and feeds the washing machine and flushes the toilets. Not only are these systems contributing to an eco friendly environment, they are also money saving, with much lower outgoings than the average property.



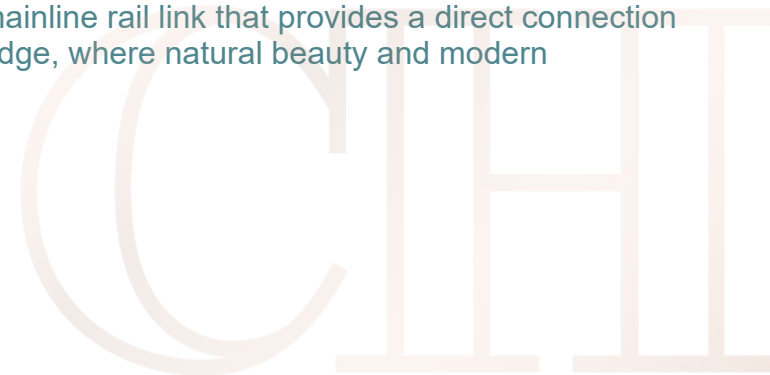
Kingsbridge



Discover the charm of Kingsbridge, a sought-after market town nestled at the estuary's head in the exquisite South Hams, an officially designated 'Area of Outstanding Natural Beauty.' Here, you'll find a delightful array of local and independent shops, renowned dining experiences like the Old Bakery and Twenty Seven by Jamie Rogers, as well as cozy pubs such as The Crabshell inn or Old Warehouse. Along with two supermarkets, a convenient petrol station, a cinema, a leisure centre complete with a swimming pool, tennis courts, medical facilities, a community hospital, schools, and churches, Kingsbridge preserves its small-town essence and tight-knit community.

Kingsbridge Academy stands out as one of the top-rated educational institutions in the UK, ensuring a bright future for your family. Engage in regular sports activities, explore vibrant markets, and partake in exciting social events. The estuary offers boat moorings and water sport activities, while convenient public transport and well-connected road links lead to nearby gems like Dartmouth, Salcombe, and neighbouring towns. With an abundance of pristine beaches, hidden coves, and breathtaking coastal and countryside walks, nature enthusiasts will be in their element.

Should you wish to venture further, the market town of Totnes lies just 13 miles away. It boasts a mainline rail link that provides a direct connection to London Paddington in approximately three hours. Experience the best of both worlds in Kingsbridge, where natural beauty and modern convenience harmoniously coexist.



Tenure: Freehold

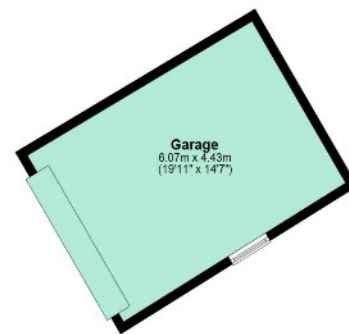
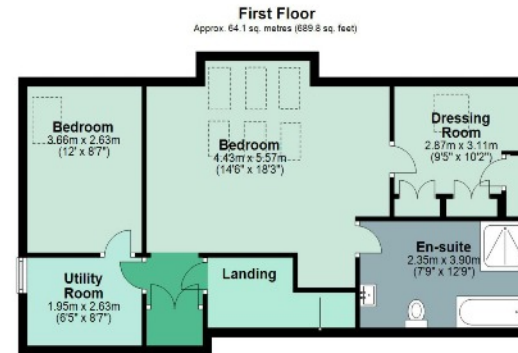
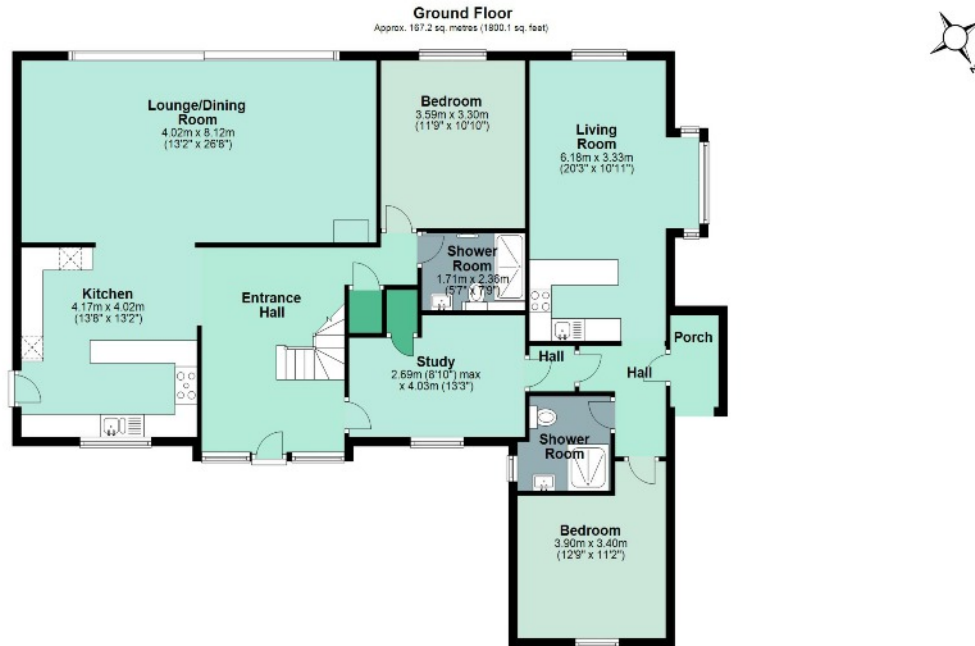
Council Tax Band: D

Services: Mains electricity, water, drainage, gas. Mechanical ventilation with heat recovery (MVHR). Solar Panels

Local Authority: South Hams District Council

Directions: From our office turn right down Duncombe Street and continue straight onto Church Street. Continue up Church Street and turn left onto Fosse Road, No 10 will be on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	77	78
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Total area: approx. 231.3 sq. metres (2489.9 sq. feet)



Viewings strictly by appointment only with Charles Head

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