

CHI

CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



9 Beechwood Drive • Kingsbridge

CHI



Welcome to 9 Beechwood, a spacious and well-located property offering great potential to create your dream home. As you enter the ground floor, you are greeted by a hallway leading into the expansive living / dining room. The living area boasts a functioning electric fireplace, perfect for cosy evenings, whilst the dining space offers convenient sliding doors opening onto the rear garden, seamlessly blending indoor and outdoor living with plenty of natural light.

Adjacent to the dining area, you'll find the generously sized kitchen, with a combination of wall and floor cupboards, abundant countertop space, and provisions for white goods. This kitchen is poised to become the heart of the home.

Conveniently situated next to the kitchen is the fourth bedroom, which could also act as a study / snug. A downstairs toilet adds practicality to the ground floor layout, enhancing its functionality.

Ascending to the first floor, you'll discover three bedrooms, each offering its own unique charm and appeal. The master bedroom features an en-suite shower room and built-in wardrobes, catering to both convenience and storage needs.



A 4 bedroom property located within a quiet cul-de-sac in Kingsbridge.

The second bedroom boasts spaciousness and natural light, creating an inviting atmosphere. Meanwhile, the third bedroom offers versatility, ideal for use as a single bedroom or perhaps a hobby room. The shared bathroom on this floor includes a shower over the bath.

Accessed through a door in the kitchen, the rear garden presents opportunities for outdoor enjoyment and leisure. The garden offers a blend of low-maintenance and green space, with the added bonus of a greenhouse located along the side of the house with side access to the front of the property.

Completing the property is a single integral garage and driveway parking. Whilst the property would require some modernisation, it presents an exciting opportunity, allowing you to tailor the space to your preferences and create the home of your dreams. Don't miss the chance to explore the possibilities this property offers.

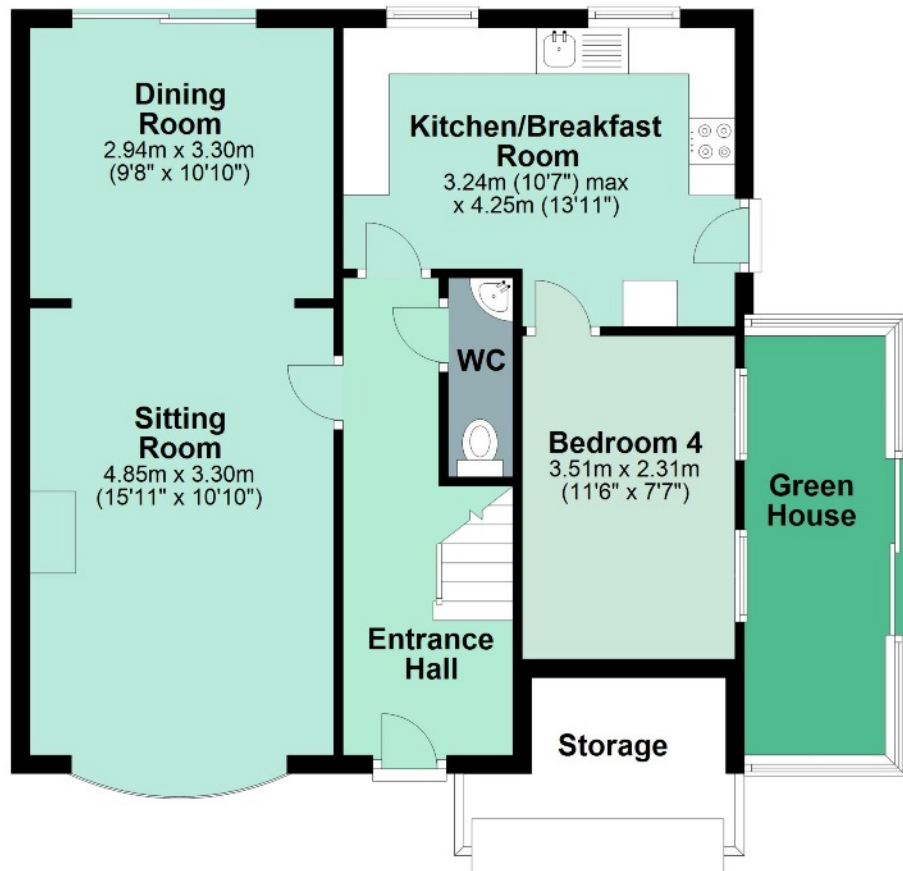
The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. Providing a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, cinema, leisure centre with swimming pool, medical centre, community hospital, schooling and churches, all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated secondary schools in the UK. There are regular sporting activities as well as markets and social events. There are boat moorings along the estuary and quay, regular public transport and road links to nearby Plymouth, Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves, country and coastal walks. The market town of Totnes is 13 miles away offering main line rail links and a direct link to London Paddington in approx. 3 hours.





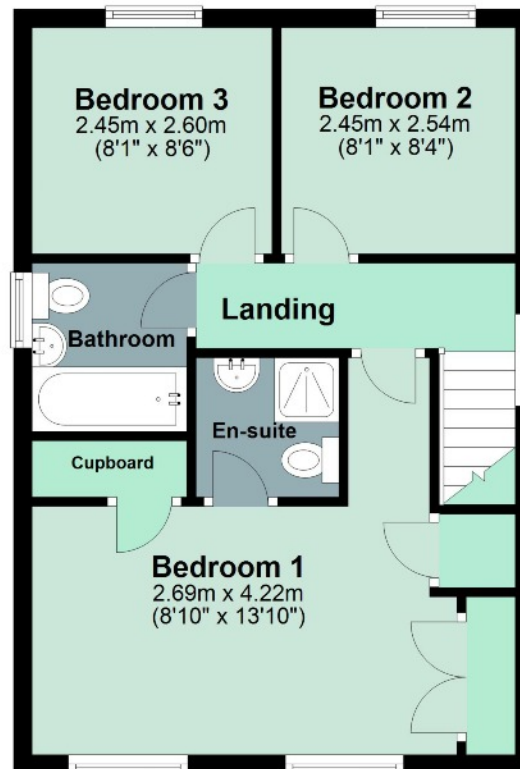
Ground Floor

Approx. 65.4 sq. metres (704.2 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 106.5 sq. metres (1146.6 sq. feet)

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Storage heaters.

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. Continue up the hill until you reach Beechwood Drive, and No 9 is on the right hand side.

Viewings: Very strictly by appointment only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		