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13 REDFORD WAY

KINGSBRIDGE



TQ7 1EJ





# 13 REDFORD WAY

## GROUND FLOOR

Entrance Hallway | Kitchen/Dining Room | Lounge | Utility | WC

## FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 |  
Bedroom 3

## EXTERNAL

Patio | Lawned Area





## “A beautifully presented 3 bedroom home in town location”...

As you step into this inviting home, you're greeted by a bright, open-plan kitchen and dining area, recently modernised and thoughtfully designed with integrated appliances. A handy pantry provides extra storage, while an adjacent utility room offers additional space. The dining space opens directly onto a spacious patio, perfect for al fresco dining and summer barbecues. Steps then lead up to a generous lawn, ideal for play or relaxation, with an allotment-style vegetable patch at the far end adding both charm and practicality.

- Modern open-plan kitchen and dining with garden access.
- Cosy living room with stone fireplace and log burner.
- 3 well proportioned bedrooms
- Turn key ready
- Walking distance to amenities and short drive to beaches.

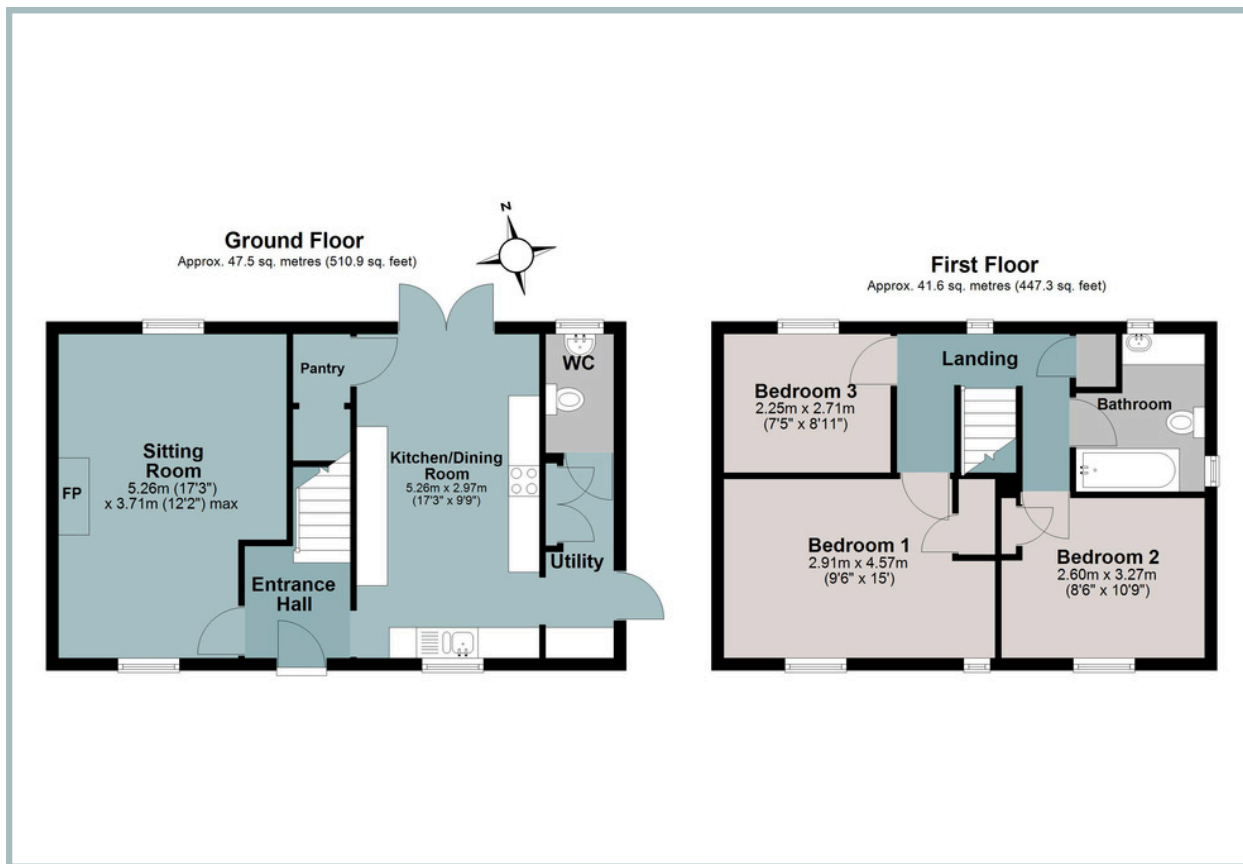
Adjacent to the kitchen, the living room offers a cosy retreat, complete with a charming stone fireplace and a log burner, ideal for relaxing evenings. A convenient W/C completes the ground floor layout.

Upstairs, you'll find three well-proportioned bedrooms, each offering a comfortable and welcoming atmosphere. The family bathroom, fitted with a shower over the bath, serves the home perfectly.

This home combines modern touches with warm, inviting spaces, making it a truly comfortable place to live.



TOTAL APPROXIMATE AREA: 89 SQ M 958.2 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating.

EPC: Current C (70) Potential C (76)

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 of Kingsbridge, take the exit at the roundabout towards the petrol station. At the next roundabout take the 2<sup>nd</sup> exit taking you past Morrisons. Take the next left turn into Higher Union Road followed by another left turn into Redford Way, the property will be on your right. What Three Words: ///freshest.guardian.work

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