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66 SAFRRON PARK

KINGSBRIDGE



TQ7 1RL



# 66 SAFFRON PARK

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## GROUND FLOOR

Large Entrance Porch | Entrance Hallway | Living/Dining Room |  
Kitchen  
Utility | W/C

## FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

## EXTERNAL

Private Driveway | Rear Garden Laid To Lawn | Garage



“A well presented 3 bedroom detached property within walking distance of the town centre”...

As you enter this charming home, you're welcomed by a porch that leads into the main living areas. The ground floor offers a well-appointed kitchen, fitted with ample wall and floor cupboards, a built-in oven, and an electric hob, as well as space for essential appliances. A door from the kitchen opens into a spacious utility room, which provides additional counter space, cupboards, room for white goods, and a convenient sink. From here, you can access the rear garden.

- Spacious 3 bedrooms
- Town and countryside views
- Successful long term let
- Driveway and garage
- Close proximity to amenities and local schools

Back inside, the property features a bright and inviting open-plan living and dining room. With dual aspect windows, this space is bathed in natural light. Completing the ground floor is a W/C

Upstairs, the first floor boasts three well-proportioned bedrooms. The primary and second bedrooms are spacious doubles, while the third bedroom is a single, benefiting from a built-in cupboard. Additional built-in storage can be found on the landing, ensuring clutter-free living. The family bathroom complete with a shower over the bath.

Externally, the rear garden is laid to lawn, offering lovely views overlooking the town. The front of the property features a newly tarmacked driveway, providing off-street parking and leading to a single garage with an up-and-over door. A pathway runs along the side of the house, offering convenient access to the rear garden.



TOTAL APPROXIMATE AREA: 132.7 SQ METRES 1428.1 SQ FT



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric Heating.

EPC: Current E (51) Potential C (75)

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: As you drive up Saffron Park Hill the property will be on your left.

What three words: ///vaulting.quick.memo

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