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5 VINCENTS ROAD

KINGSBRIDGE



TQ7 1RP



5 VINCENTS ROAD

GROUND FLOOR

Entrance Hallway | Kitchen | Lounge/Dining Room

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2

EXTERNAL

Garage With Parking | Rear Patio | Rear Garden Laid To Lawn



“A two bedroom end of terrace house with garage and town central location”...

5 Vincents Road, a 2-bedroom end of terrace property nestled in the heart of Kingsbridge. This delightful home offers a wonderful opportunity to create your dream living space, with its prime location, spacious rooms, and potential for modernisation.

As you enter, you will find a well-appointed kitchen complete with a convenient breakfast bar. The property also boasts under stair storage, providing ample room to keep your belongings organised and out of sight. Step into the generous living room, flooded with natural light and featuring doors that open onto a lovely patio area. From here, you can easily access the rear garden, creating a seamless indoor-outdoor flow.

- Great opportunity to modernise
- Previously a successful long term let
- 2 spacious bedrooms
- Front and rear garden
- Garage with parking

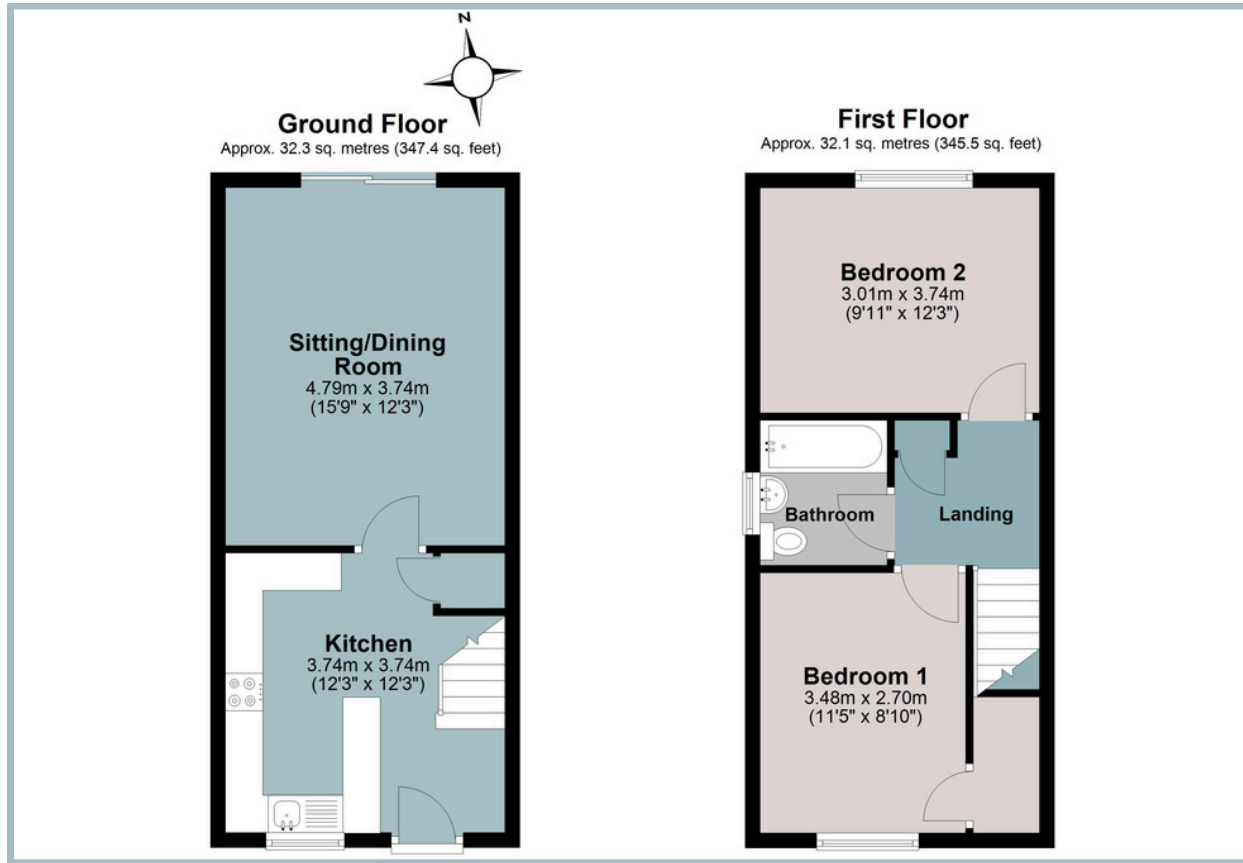
Moving to the first floor, you'll discover two spacious double bedrooms, offering plenty of space. One of the bedrooms includes a large airing cupboard that houses the water tank. The family bathroom is conveniently situated nearby. For additional storage or potential expansion(STPP), the property offers loft access. One of the standout features of this property is its commitment to sustainability. Equipped with solar panels that feed into the national grid.

Outside, you'll find both a front and rear garden. The property also includes the added benefit of a single garage and parking. Situated in close proximity to local primary schools and the town centre, this location offers both convenience and a sense of community. With a range of amenities and services nearby, you'll have everything you need within reach.

While the property would benefit from internal modernisation and decoration, it presents an exciting opportunity to transform this house into your ideal home.



TOTAL APPROXIMATE AREA: 64.4 SQ METRES 692.9 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Night Storage Heaters.

EPC: Current B (89) Potential A (93)

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 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. Number 1 is the far property on your right hand side.

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