



# Prospect Villa • Kingsbridge



As you enter on the ground floor, Prospect Villa extends a warm welcome in its inviting entrance hallway. This property uniquely caters to multigenerational living, meeting diverse family needs under one roof. The well-sized bedroom with its en-suite shower offers a private, comfortable space, perfect for residents and guests alike.

The kitchen/dining area, bathed in natural light is designed for both convenience and social gatherings. Built-in appliances and space for white goods enhance its functionality. The exposed feature fireplace, also serving as a log store, adds character. Additionally, a storage cupboard under the stairs provides added convenience.

Ascending to the first floor, a well-appointed family bathroom boasts a shower over the bath. The living room, the heart of the home, adorned with double doors, seamlessly extends onto the terrace, blurring the line between indoor and outdoor living. The terrace, facing south, becomes an oasis for basking in the sun's warmth and relaxation. Steps from the terrace gracefully lead to the private walled garden, ensuring a seamless flow between outdoor spaces.

Continuing up to the second floor unveils the remaining three bedrooms. The master bedroom, offering glimpses of the picturesque Kingsbridge estuary, adding a touch of natural beauty to the room.



## The perfect blend of modern comforts with town convenience.

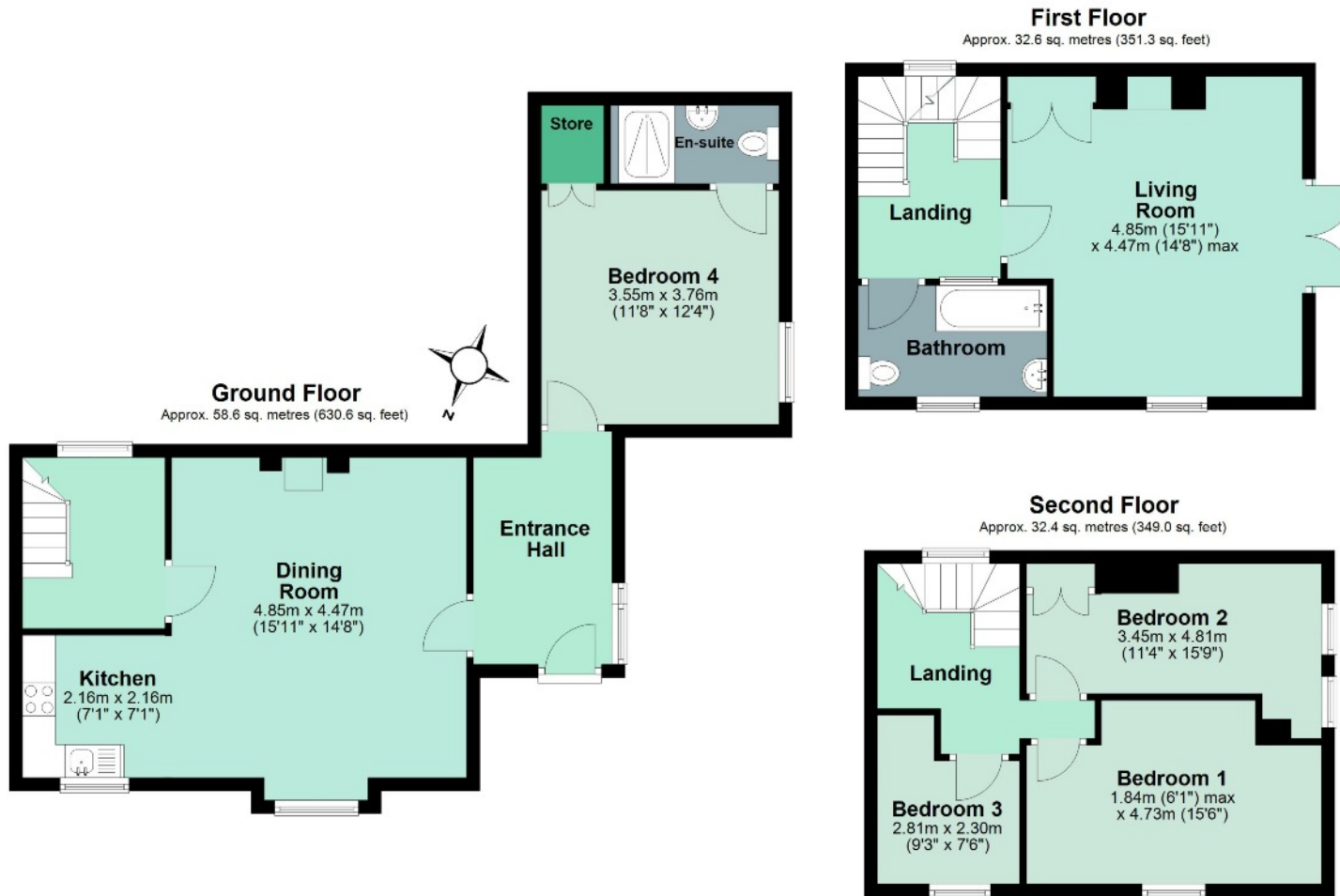
The second double bedroom, equally comfortable, presents an inviting space for relaxation. Additionally, the third bedroom, a single room, currently utilized as a study/home office. Completing the allure of Prospect Villa is the convenience of a driveway with a parking space.

Prospect Villa encapsulates modern living, blending comfort, style, and functionality within a desirable location—a place to call home where every aspect has been carefully crafted for convenience and enjoyment. This property boasts no restrictions, making it a perfect choice for those seeking a lock-up-and-leave lifestyle. Additionally, its successful history as a holiday let adds to its appeal, showcasing its potential for various uses and its attractiveness as a versatile investment opportunity

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.' Advantageously situated, The Quay boasts a prime location in Kingsbridge, 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.





**Tenure:** Freehold


**Council Tax Band:** D

**Local Authority:** South Hams District Council

**Services:** Mains electricity, water and drainage. Gas central heating.

**Directions:** From our Kingsbridge office continue up Fore Street and before you reach the junction, turn right through the brown gates and the property will be on your left.

**Viewings:** Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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