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3 DERBY ROAD
KINGSBRIDGE • TQ7 1JJ



3 DERBY ROAD

GROUND FLOOR

Entrance Hallway | Lounge | Dining Room | Kitchen |
Conservatory | Store Room

FIRST FLOOR

Bedroom 1 | Bedroom 2 | Bedroom 3 | Shower Room

EXTERNAL

Private Driveway | Tiered Garden



“A Period Property full of charm and potential”...

3 Derby Road, Kingsbridge is a semi-detached property full of character and period charm, tucked away in a central yet peaceful location.

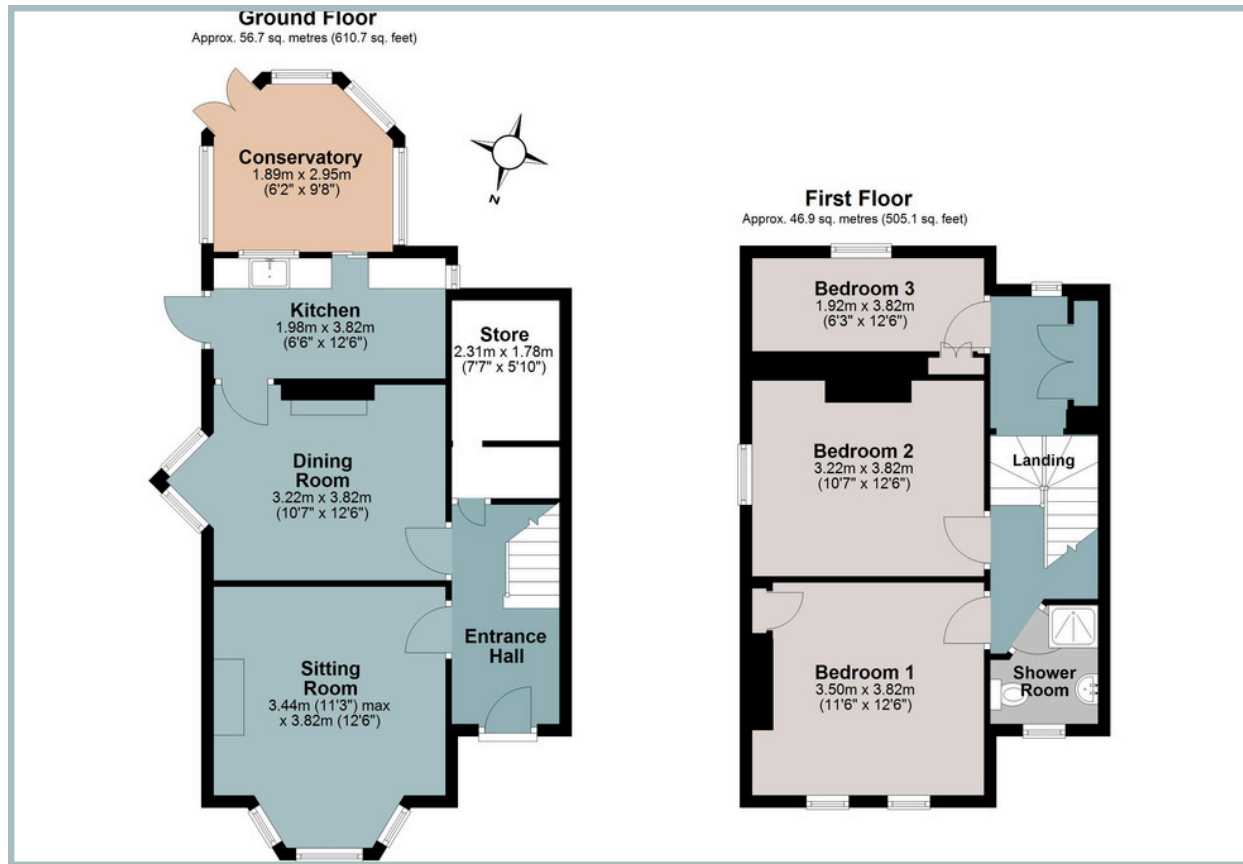
- Feature fireplaces and period charm
- 3 bedrooms all with natural light
- Driveway Parking
- Views over the park
- Walking distance to all amenities

The property welcomes you via an entrance hallway with original tiled flooring and a spacious under-stairs storage cupboard. The living room features a traditional fireplace, a bay window, and a charming window seat, perfect for relaxing. Adjacent is the dining room, leading into a galley-style kitchen with access to the side of the property and a small opening into the conservatory. On the first floor, there is a versatile single bedroom or study, a double bedroom, a generous main bedroom with large windows letting in plenty of natural light, and a shower room. The home retains many original features throughout, offering a wonderful base to personalise and modernise.

Externally, the property benefits from a front courtyard and a side driveway with parking for up to two vehicles. The rear features a tiered garden, providing a private outdoor space with views over the bowls pitch in the local park. Situated just a few minutes' walk from the Kingsbridge Estuary, town centre, and local park with tennis courts, the location is highly desirable. While the home would benefit from some internal and external updating, it presents a rare opportunity to acquire a charming period property and create a stylish residence tailored to your own taste



TOTAL APPROXIMATE AREA: 103.7 SQ M 1115.9 SQ FT



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113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

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

EPC: Current E (54) Potential D (68)

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 towards the promenade along the Estuary. Turn left into Derby Road and the property will be on your right.

What Three Words:///tools.besotted.munch

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