



CHI

THE BOLT HOLE & THE POD

KINGSBRIDGE



TQ7 1JW

THE BOLT HOLE & THE POD

BOLT HOLE

Entrance Hall | WC | Open Plan Kitchen/Living/Dining Room With Access To Rear Garden | 3 Bedrooms, 1 with En-Suite Shower Room | Family Bathroom | Utility

THE POD

Open Plan Kitchen/Living/Dining Room | Bedroom | Shower Room

EXTERNAL

Driveway Parking | Front Lawn | Rear Garden





“A light and spacious 3 bedroom property with the addition of a 1 bed annexe ”...

The Bolt Hole is a detached bungalow nestled in the heart of Kingsbridge, just a short stroll down the hill to the water and local amenities. This delightful home offers a generous private parking area, accommodating up to three or four cars.

As you step into the welcoming hallway, you'll find a convenient W/C and access to the spacious, open-plan kitchen, dining, and living area. The kitchen is equipped with modern fitted appliances, while French doors open onto a private rear garden, perfect for enjoying indoor-outdoor living. The living room exudes warmth and cosiness, featuring a log burner, making it an inviting space to relax. Off the kitchen, there's a utility room with an additional door leading to the driveway, and this area flows seamlessly into a comfortable double bedroom with an en-suite shower room.





THE BOLT HOLE



A few steps down from the main living space, you'll discover two more generously sized double bedrooms and a family bathroom. The entire property is flooded with natural light, creating a bright, airy, and spacious atmosphere. The private garden is thoughtfully designed for easy maintenance, with Milboard decking, surrounding flower beds, a BBQ area, and side access. The south-westerly orientation ensures it's a perfect sun trap, ideal for relaxing and enjoying partial water and countryside views.

- Walking Distance To All Amenities
- Lovely Decked Terrace With Evening Sun
- 3 Bedroom House With 1 Bedroom Annexe
- Hot Tub Included
- Turn Key Property
- Large Driveway

Adding to its appeal is the wonderful detached one-bedroom annexe, affectionately known as "The Pod." This self-contained space features an open-plan living area, a shower room, a bedroom, and a mezzanine for additional storage. It's the perfect solution for additional income potential, or overflow accommodation for guests. The Bolt Hole has been successfully utilised as a holiday let for both the main property and the annexe, making it an excellent turn-key investment for those wishing to continue its current use. Alternatively, it would make a wonderful holiday home for anyone seeking a peaceful retreat in this beautiful part of Kingsbridge.





THE POD



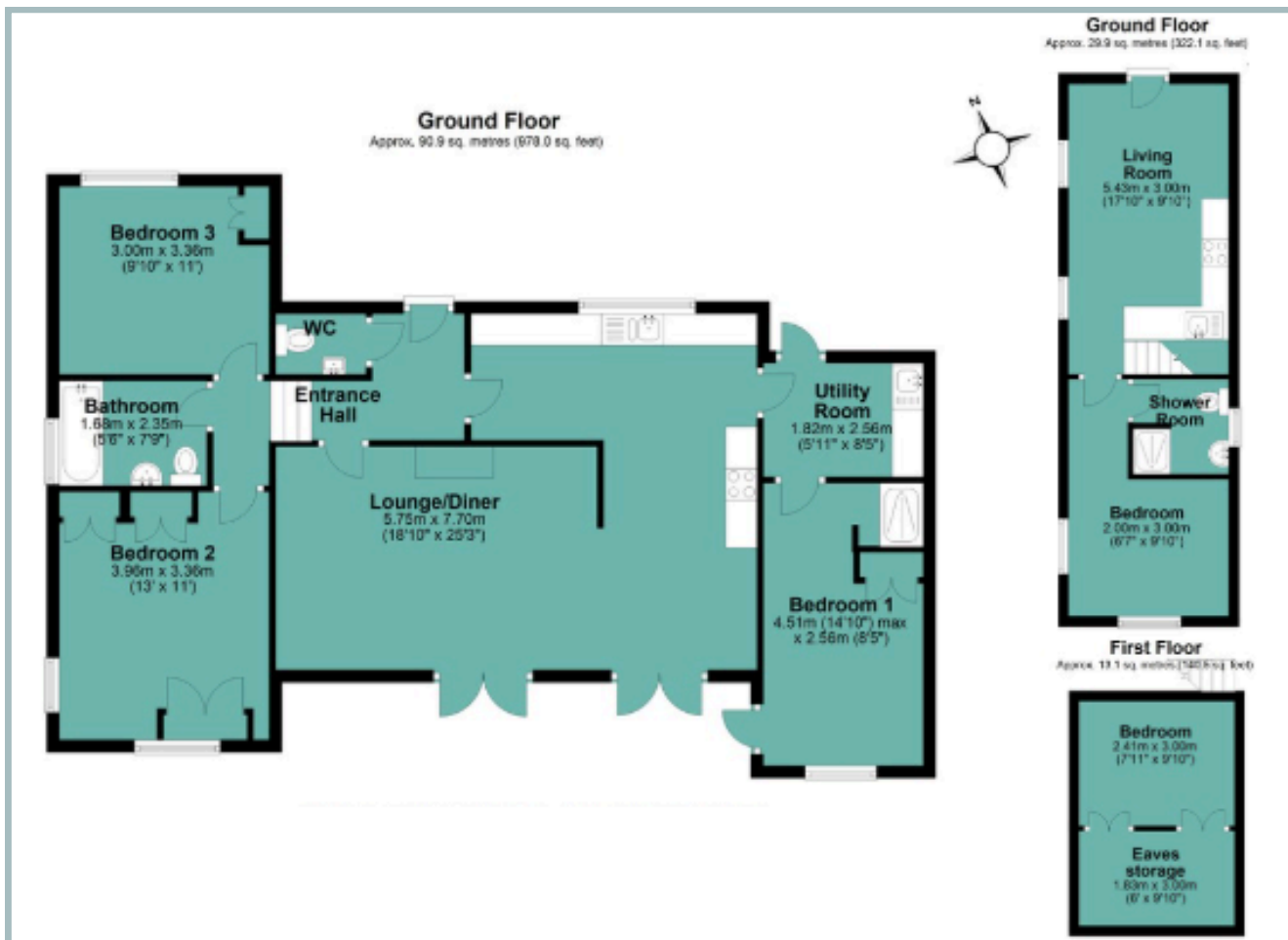
KINGSBRIDGE

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.' 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 cosy pubs such as The Crabshell inn or Old Warehouse. Along with two supermarkets, a convenient petrol station, cinema, leisure centre complete with a swimming pool, tennis courts, medical facilities, 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. Should you wish to venture further, the market town of Totnes lies just 13 miles away. It boasts a mainline rail link that provides a direct connection to London Paddington in approximately three hours. Experience the best of both worlds in Kingsbridge, where natural beauty and modern convenience harmoniously coexist.

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



TOTAL APPROXIMATE AREA: 133.9 SQ METRES 1440.6 SQ FT
(PROPERTIES COMBINED)



Tenure: Freehold

Council Tax Band: The Bolt Hole- D
The Pod- A

Local Authority: South Hams District Council

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

EPC: The Bolt Hole: Current D (66) Potential B (81)
The Pod: Current D (58) Potential A (92)

Viewings: Very strictly by appointment only

Directions: As you drive along the embankment road from the
Quay heading towards Dartmouth on the A379 take the second
left hand turning into Highfield Drive. A short distance up on
the right hand side you will find Number 7, The Bolt Hole.

What Three Words: ///swatting.leaps.embraced

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk