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1 ISIGNY ROAD
KINGSBRIDGE • TQ7 1EN



1 ISIGNY ROAD

GROUND FLOOR

Entrance Porch | Open Plan Kitchen/Living/Dining Room

FIRST FLOOR

Bedroom 2 | Bedroom 3 | Family Bathroom

SECOND FLOOR

Bedroom 1

EXTERNAL

Private Driveway | Front Patio | Rear Garden | Studio



“A modern 3 bedroom semi detached property with parking”...

1 Isigny Road is a beautifully presented semi-detached house, ideally located in a vibrant community in Kingsbridge. It's within walking distance to local amenities, primary and secondary schools, and the estuary.

- Modern and beautifully presented
- Studio with electric and water
- Driveway parking
- Walking distance into the town centre

Recently redesigned, the property maximizes space with a seamless flow of open-plan living, flooded with natural light. The kitchen features integrated appliances, a built-in ceiling extractor, and a large breakfast bar island, with doors from the dining area leading out to the rear garden. The entrance hallway includes stylish built-in storage and a pantry area, while the front porch adds a welcoming touch. Upstairs, you'll find two floors accommodating the rest of the property's rooms, including a family bathroom, a master bedroom with Velux windows and newly installed built-in wardrobes, and two double bedrooms—one offering views of the countryside, and the other with built-in wardrobes.

Externally, there's a fantastic detached studio/annexe with multiple possible uses—whether as an office, games room, snug, or even overflow accommodation, thanks to the added toilet, water, and electricity. To the front, there's a low-maintenance raised garden, perfect for enjoying the evening sun. The rear garden is tiered and beautifully landscaped, featuring a spacious courtyard area, decking, a lawn, and surrounding flower beds. The property also offers a private driveway with parking, plus ample additional parking nearby. This is an ideal turnkey home for those looking to upsize, relocate, or simply enjoy a low-maintenance property in a central Kingsbridge location.



TOTAL APPROXIMATE AREA: 104.3 SQ METRES 1123.2 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

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

EPC: Current C (72) Potential B (83)

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 exist for Salcombe going past the petrol station. At the next roundabout take the second exit onto Cookworthy Road. After passing Morrisons take the next left into Higher Union Road. Take the next left into Redford Way and follow the road around and the property will be on your right.

What three words: ///since.disbelief.video

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