



65 Saffron Park

Kingsbridge, TQ7

Guide Price £275,000

3 2 1 E

65 SAFFRON PARK

Kingsbridge, TQ7 1RW

Summary:

Well-presented three-bedroom townhouse situated on the popular Saffron Park development in Kingsbridge. Conveniently located within easy reach of the town's amenities, the property benefits from a garage, off-road parking, modern kitchen and bathroom facilities, and is ready for immediate occupation. Offered for sale with no onward chain.

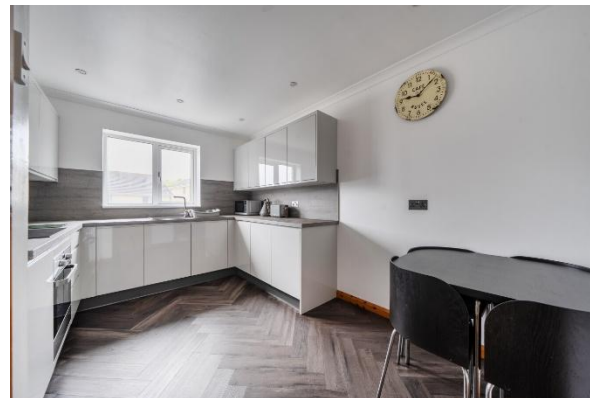
The Property:

Situated within easy reach of the town centre, this well-presented three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, together with the rare benefit of off-road parking, a garage and a private patio garden.

The accommodation comprises an entrance hall, three generous double bedrooms, a stylishly refitted shower room and separate family bathroom, providing flexibility for families, guests or those working from home.

The first floor is home to a bright and comfortable sitting room, while the recently installed kitchen/dining room has been thoughtfully updated with contemporary gloss units, quality worktops, integrated appliances and ample space for everyday dining and entertaining.

A particular feature of the property is the enclosed patio garden, accessed directly from the second-floor landing, providing a private and low-maintenance outdoor space to enjoy throughout the year.





Combining modern improvements with practical family living, this spacious home offers an excellent opportunity for those seeking a property close to the town's amenities without compromising on parking, storage or outside space.

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage and electric.

EPC Rating: E

Council Tax: Band D

Construction Type: Standard brick wall construction. The roof is tiled.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.



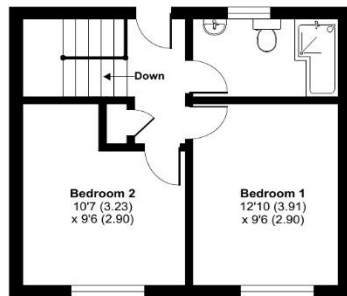
Saffron Park, Kingsbridge, TQ7

Approximate Area = 979 sq ft / 91 sq m

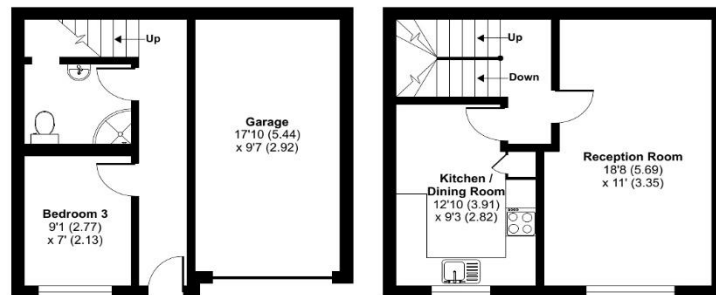
Garage = 169 sq ft / 15.7 sq m

Total = 1148 sq ft / 106.7 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

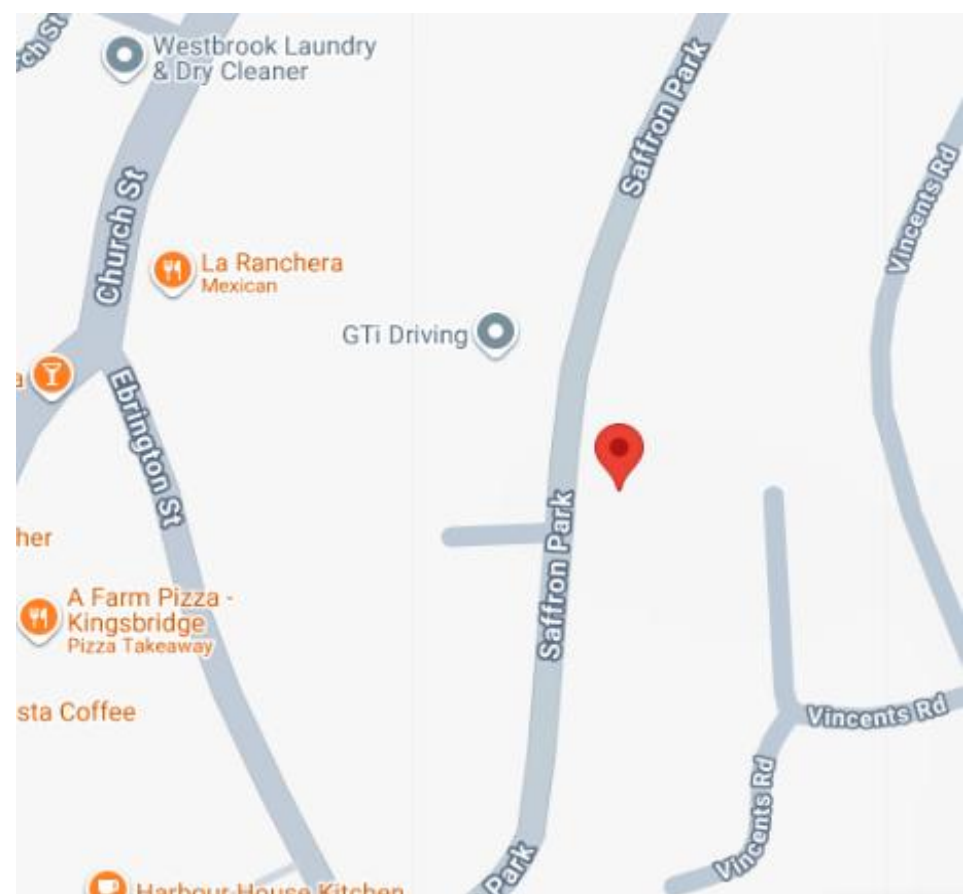
FIRST FLOOR

Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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