



82 Saffron Park



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Kingsbridge, TQ7 1RL

Salcombe 6 miles. Totnes 13 miles. Dartmouth 15 miles

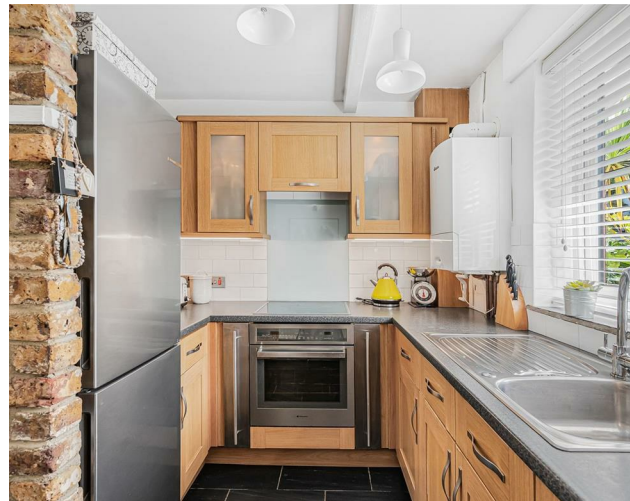
A beautifully presented semi-detached house with pretty garden, versatile garden room and parking - within walking distance of amenities and schools.

- Well Presented Semi-Detached Home
- Lounge/Diner
- Family Bathroom & En-suite
- Pretty Rear Garden & Parking
- Modern Kitchen
- Three Bedrooms
- Versatile Garden Room
- Freehold - Council Tax Band D

Guide Price £325,000

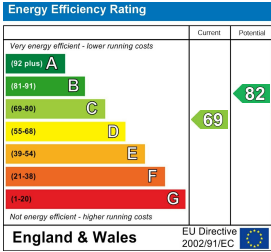
The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), well regarded primary and secondary schools, health centre, and cottage hospital. Stunning beaches and the sailing towns of Dartmouth are all just a short drive away, along with Totnes and it's convenient main line train station to London Paddington. The property is situated within a well-regarded residential area within easy walking distance of the town's varied amenities, parks, and schools. This immaculate home has been improved and well maintained by the current vendor and briefly comprises; modern fitted kitchen, lounge/diner with doors out to garden, the first-floor landing leads to two bedrooms and an attractive shower room, whilst further stairs rise to the principal bedroom with a En-suite bathroom. External benefits include private driveway parking and a delightful enclosed rear garden with a versatile garden room with W.C. – perfect for a home office, guest room, or playroom.

Mains gas, electric, water & drainage. Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, Three, O2 & Vodafone are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

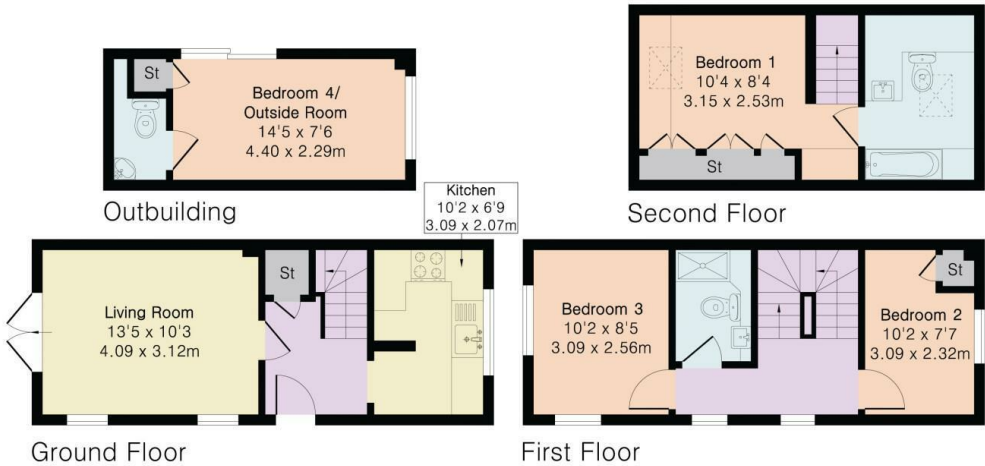


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**Approximate Gross Internal Area 773 sq ft - 72 sq m
(Excluding Outbuilding)**

Ground Floor Area 280 sq ft - 26 sq m
First Floor Area 280 sq ft - 26 sq m
Second Floor Area 213 sq ft - 20 sq m
Outbuilding Area 136 sq ft - 13 sq m



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