



Highfield Drive, Kingsbridge
Kingsbridge

£525,000

The Property:

Coming to the market for the first time in almost 50 years, 8 Highfield Drive occupies a particularly appealing position within a sought-after area of Kingsbridge.

One of the property's real highlights is its outlook. The principal rooms enjoy wonderful views across the garden towards the estuary and rolling countryside beyond, while the generous corner plot provides outside space wrapping around the property.

Internally, the accommodation, whilst in need of modernisation, offers plenty of flexibility. At its heart is a particularly spacious lounge/dining room, with a large front window, gas fire and sliding doors opening into the conservatory.

Running across the rear is the substantial conservatory, providing additional living space and making the most of the panoramic outlook across the garden and surrounding landscape. A door leads directly outside.

The kitchen is fitted with a range of wall and base units, with an electric oven and hob and a cupboard housing the Worcester boiler. This leads through to a useful utility room, providing further storage, sink and space for laundry appliances, together with access outside.

The main bedroom enjoys views across the garden and countryside and incorporates a dressing area with fitted wardrobes together with an en-suite shower room. The second bedroom is another generous double, again positioned to take advantage of the outlook, while the third bedroom is a smaller single room.

A separate bathroom provides a shower, WC and wash hand basin.

Outside, the wraparound garden is a particularly attractive feature, with the corner position providing a greater feeling of space than many properties within the development. Given the size and configuration of the plot, there may also be potential to extend or reconfigure the existing accommodation, subject of course to any necessary planning permissions and consents.

The property also benefits from a garage, together with additional shared parking within the development.





Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

While the property would now benefit from some modernisation and renovation, it provides a rare opportunity to acquire a generously proportioned home in an established position and create something very special – particularly given those far-reaching estuary and countryside views.

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, gas and electric. Gas Central Heating and gas fire.

EPC Rating: D

Council Tax: Band E

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)

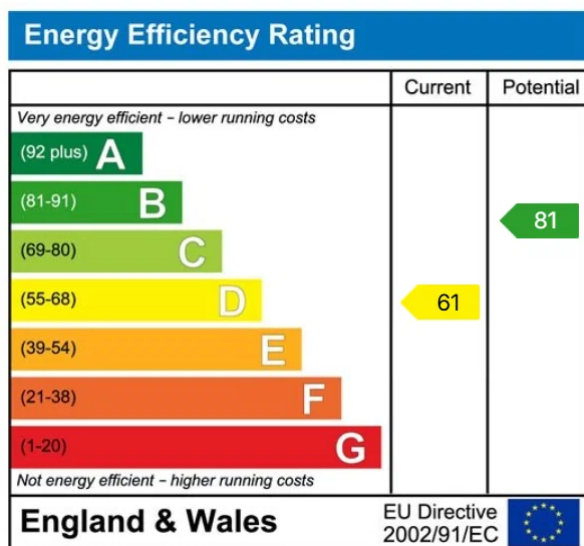
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone for rivers and sea. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.







Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

<https://www.kingsbridgeestateagents.co.uk/>

Disclaimer:

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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.