



## Highfield Drive, Kingsbridge

Price £475,000 Freehold

A spacious and well presented four bedroom house on a generous corner plot encompassing a self contained lower ground floor bedsit apartment and extensive area of underbuild. This attractive property is set in a desirable location within walking distance of the quayside and town centre. The accommodation briefly comprises a porch, entrance hall, sitting/dining room, kitchen, three double bedrooms, bathroom, second hall, shower room and utility room. The underbuild is approximately the same square footage as the upper floor and is partly converted into a three room bedsit apartment. The remainder has great potential for use as additional living space, workshops or storage. There are well maintained and private gardens and a car port to the front with the bonus of an attached garage to the rear.

From the end of Highfield Drive, Kingsbridge town centre is a short and pleasant walk along the quayside. The town has a wide range of independent shops, two supermarkets, pubs, restaurants, well renowned schools, a leisure centre with pool and local hospital. It is a short drive from the sailing centre of Salcombe and the many delightful beaches of the South Devon coast.



From the glazed porch an obscured glazed door leads to the

### Entrance Hall

With radiator, cupboard, access to loft and doors to other rooms.

### Bedroom One

A spacious double bedroom with south facing window giving delightful views and a range of fitted wardrobes to one wall with matching dressing table unit and bedside cabinets.

### Bedroom Two

A dual aspect double bedroom with one window overlooking the front garden and wash hand basin mounted in a vanity unit with mirror.

### Shower Room

With obscured window to the side, the shower room is fully tiled and fitted with a large shower cubicle, pedestal wash hand basin, WC, ladder style heated towel rail, mirrored cabinet, shaver point and extractor fan.

### Sitting/Dining Room

A light and airy dual aspect room with glazed door to the terrace and a large rear window giving far reaching views, a wood burning stove set in a timber surround, two radiators, TV and telephone points. A further door leads to the

### Kitchen

Fitted with a matching range of cream shaker style wall and floor units with tiled splashbacks, granite effect work surfaces, four burner gas hob, built in double electric oven with warming drawer below, integrated fridge/freezer and cupboard housing Worcester Bosch gas combi boiler for central heating and domestic hot water. A window overlooks the attractive front garden and door leads to the

### Inner Hall

The inner hall has glazed doors connecting front and rear gardens and internal doors to:

### Bedroom Three

A double bedroom which is currently used as a study with window having a southerly aspect allowing views across the rooftops to open countryside beyond.

### Bathroom

A fully tiled room with obscured window to the rear, a small bath with shower over, wash hand basin mounted atop a storage unit, concealed cistern WC, ladder style heated towel rail, illuminated mirror with shaver point and mirrored cabinet and under floor heating.



## Utility Room

With obscured window to the front, Belfast sink, wall cupboards and provision for washing machine and dryer.

## Lower Ground Floor

### Bedsit Apartment/Guest Suite

The bedsit apartment comprises a double bed/sitting room with radiator, kitchenette with sink unit set in work surface with tiled splashback and cupboard and a bathroom with panelled bath and shower over, pedestal wash hand basin, WC, radiator and extractor fan.

### Underbuild

The rest of the lower ground floor covers the remainder of the footprint of the floor above and comprises several adjoining rooms currently used for storage and a gym and a store with door to the rear garden.

### Garage

A generous attached single garage with electric cantilever door, pedestrian door to the underbuild, window to the side, electric light and power.

## Outside

To the front of the property is a drive leading to the front door, providing off road parking, and an attached car port. The front garden is mainly laid to lawn and surrounded by hedging with mature shrubs and perennial plants. The garden extends round the right hand side of the building with a variety of trees and shrubs. Being a corner plot, the south facing rear garden is accessed by double gates to the side and a drive leading to the garage and providing further off road parking. The remainder is partly laid to lawn with hedges, trees and shrubs, raised vegetable beds, a greenhouse and timber summer house. Steps lead up to a large sunny terrace above the garage with rear access to the sitting room.

## Services

Mains water, drainage, gas and electricity plus solar panels.

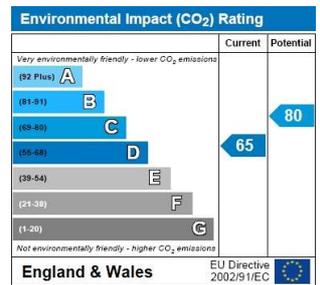
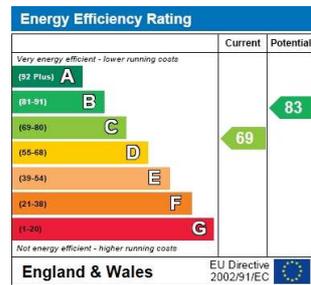
## Energy Rating

EPC Band C

## Council Tax

The main property is Band D and the self contained bedsit apartment is Band A





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.