



## Highfield Drive, Kingsbridge

Price £380,000 Freehold

A spacious, detached bungalow in a highly sought after area, with potential to create self contained accommodation for a relative or guest. The bungalow benefits from a private rear garden and is situated within walking distance of the quayside and town centre and on a local bus route. The accommodation comprises a porch, dining room, sitting room, kitchen, three bedrooms, two bath/shower rooms, a utility room and garden room.

The attractive town of Kingsbridge, set at the head of the Kingsbridge Estuary has a harbour and boating facilities, a wide range of independent shops, two supermarkets, a leisure centre with indoor pool, pubs, restaurants and a cinema. There is also a local hospital, good schools and churches of most denominations. The neighbouring towns of Salcombe, Dartmouth and Totnes which has a mainline railway station are a short drive away, as are the many beaches of the beautiful South Devon coast.



## The Accommodation Comprises

From the porch with obscured windows, a door leads into the

### Dining Room

With window to the front aspect, the dining room has a high ceiling, door to the kitchen, with three broad steps leading to a higher ground floor level and glazed double doors to the

### Sitting Room

A bright room, again with high ceiling and flame effect fire with marble effect surround. The large window to the front aspect gives far reaching views towards distant countryside.

### Kitchen

With window towards the garden room, the kitchen has tiled flooring and is fitted with cream Shaker style wall and floor units with marble effect work surfaces, inset stainless steel sink unit, tiled splashbacks, space for cooker with stainless steel extractor hood above, provision for dishwasher and fridge. There is also a built in cupboard housing a Worcester boiler for central heating and domestic hot water. A door leads to the

### Utility Room

Fitted with a wall cupboard and work surface with provision for washing machine and tumble drier and space for a fridge freezer. Doors lead to the garden room, wet room and bedroom three and an exterior door returns to the front of the property.

### Wet Room

Fitted with a shower, WC and wall mounted basin, with obscure glazed window to the front.

### Bedroom Three

A bright double bedroom with window overlooking the front garden and fitted with TV aerial socket.

### Bedroom One

A generously proportioned double bedroom with window overlooking the rear garden.

### Bedroom Two

Also a double bedroom with window towards the rear garden.

### Family Bath/Shower Room

Fitted with a panel bath with hand held shower attachment, a corner shower cubicle with new Galaxy Aqua shower, pedestal basin and WC. The obscured window faces the rear.

### Garden Room

A partly glazed seating space with door to the utility room and rear garden, with double glazed glass roof and window blinds.



## Outside

To the front is off road parking for several vehicles with steps and a ramp leading to the "second" front door. The remaining garden is mainly laid to lawn and a gated side path leads to the rear. Immediately behind the garden room is a sheltered patio and larger paved terrace at a higher level. Most of the garden is quite level and laid to lawn with neat borders containing established shrubs. There is also a small shed and the surrounding fencing provides a good level of privacy.

## Services

All main services are connected. Gas central heating.

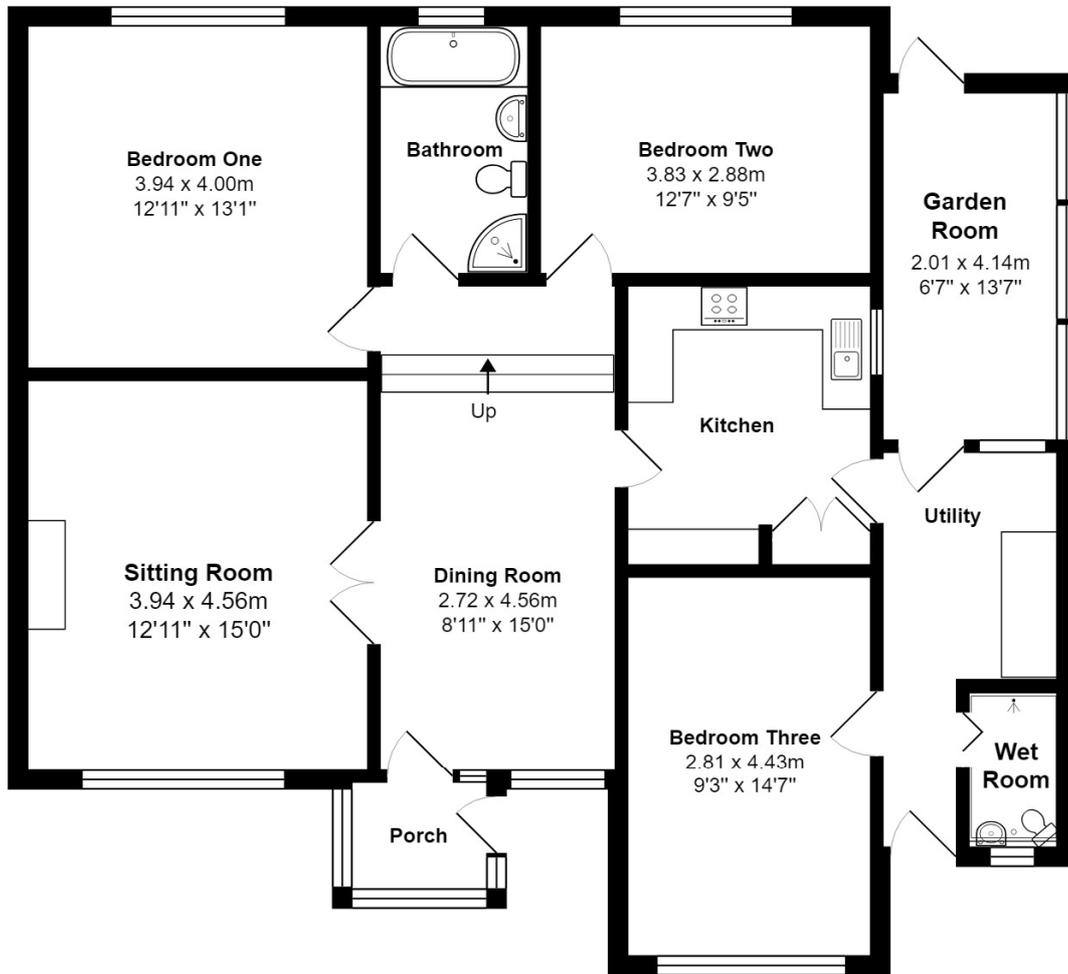
## Council Tax

Council Tax Band D South Hams District Council

## Energy Rating

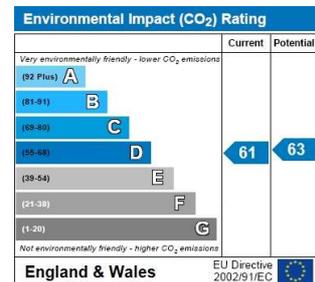
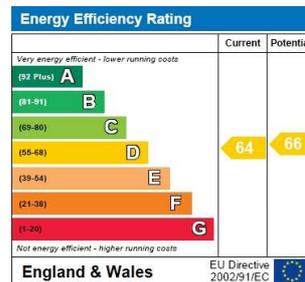
EPC Band D





Total Area: 112.8 m<sup>2</sup> ... 1214 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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.