



## 6 HIGHFIELD DRIVE KINGSBRIDGE

**£550,000  
FREEHOLD**

Situated in a prime location within walking distance of local amenities, the estuary, and schools, 6 Highfield Drive is a distinctive detached residence offering a unique and characterful layout. Upon entering the property, you're welcomed by a spacious hallway featuring a large storeroom and additional built-in storage. A step leads up into a generously sized kitchen, centred around an oil-fired AGA that adds warmth and character, making it the heart of the home. Just off the kitchen is a practical utility room, WC, further storage cupboards, and a convenient side entrance. Stairs rise to the first-floor accommodation, unveiling expansive and versatile living spaces.

The first floor includes a large living room with access to the garden, a study also opening onto the garden, an office, and a rear porch. Bedroom one boasts built-in storage, an en-suite shower room, water views, and a private balcony. Bedroom two also enjoys water views and its own balcony. Completing the floor is a single bedroom, a main shower room, an airing cupboard, and useful eaves storage. Adding to the home's charm, stairs from the landing lead to a delightful art room or fourth bedroom, complete with garden views-enhancing the property's character and flexibility.

Externally, the property offers a spacious parking area for multiple cars or boat storage, an attached greenhouse/storage space, and a well-sized rear garden featuring a patio, mature shrubs, and seating areas. This one-of-a-kind home offers exciting potential but would benefit from modernisation to meet contemporary tastes. Viewing is highly recommended to fully appreciate the character and



- Great potential to create a lovely home
- Driveway parking for multiple vehicles
- Central location in Kingsbridge within a short drive to local beaches
- No onward chain
- Short drive to beaches including Bantham, Thurlestone and Hope Cove
- spacious living room leading into the garden

## Full Description

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Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating

EPC: Current C (72) Potential B (81)

Viewings: Very strictly by appointment only

Directions: From the centre of Kingsbridge take the exit towards The Embankment along the estuary. Turn left into Highfield Drive and continue up the hill. No.6 will be on your left.

What Three Words: //meaning.valued.magpie

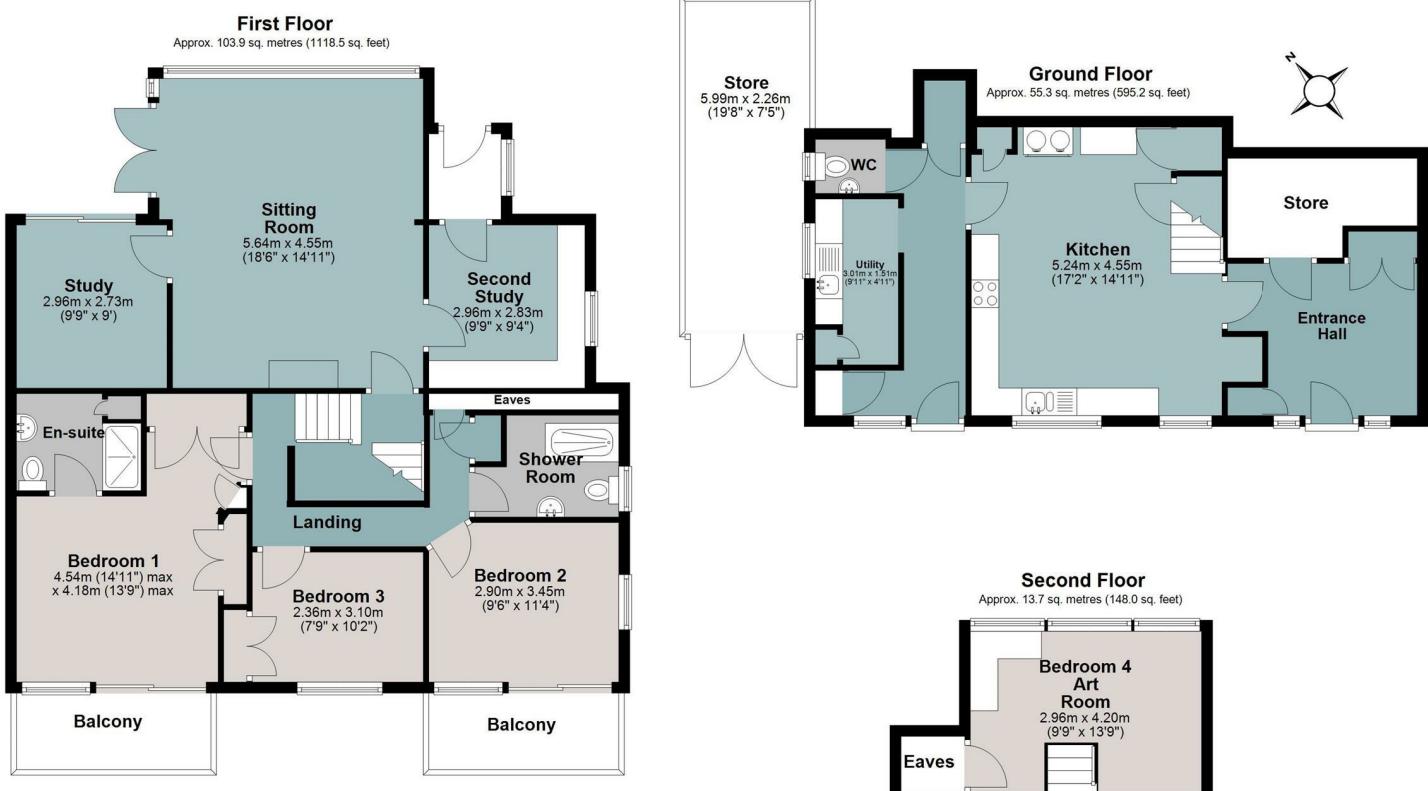
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- Walking distance to amenities
- Log burner in living room
- Two spacious bedrooms with private balconies & water views

its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





Total area: approx. 173.0 sq. metres (1861.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: C** **Council Tax Band:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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EXPERTS IN PROPERTY