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14 BEECHWOOD DRIVE

KINGSBRIDGE

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TQ7 1RR



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GROUND FLOOR

Entrance Hallway | Kitchen | Dining Room | Sitting Room |
Bedroom 4 | Shower Room

FIRST FLOOR

Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

Private Driveway | Front Terrace | Rear Patio | Store Room |
Swim Spa



“A spacious and versatile 4 bedroom home with excellent parking and impressive leisure facilities.”...

The ground floor opens into a welcoming entrance hallway with useful understairs storage. From here, there is a practical utility room and a versatile bedroom currently used as a snug.

- Detached four-bedroom home in a quiet cul-de-sac
- Spacious open-plan kitchen and dining area
- Two driveways with parking for up to five vehicles
- Outbuilding with hot tub and swim-jet pool
- Walking distance to schools and amenities

The spacious living room features a log-burner and wooden bi-fold doors leading into the dining area. This flows seamlessly into the well-appointed kitchen, creating an excellent open-plan space for everyday living and entertaining. The kitchen includes a breakfast bar, integrated appliances, a gas range cooker and ample worktop and storage space. French doors from the dining area open directly onto the garden, providing an effortless connection between the indoor and outdoor spaces. Adjacent to the kitchen is a shower room with WC, along with convenient side access to the property.

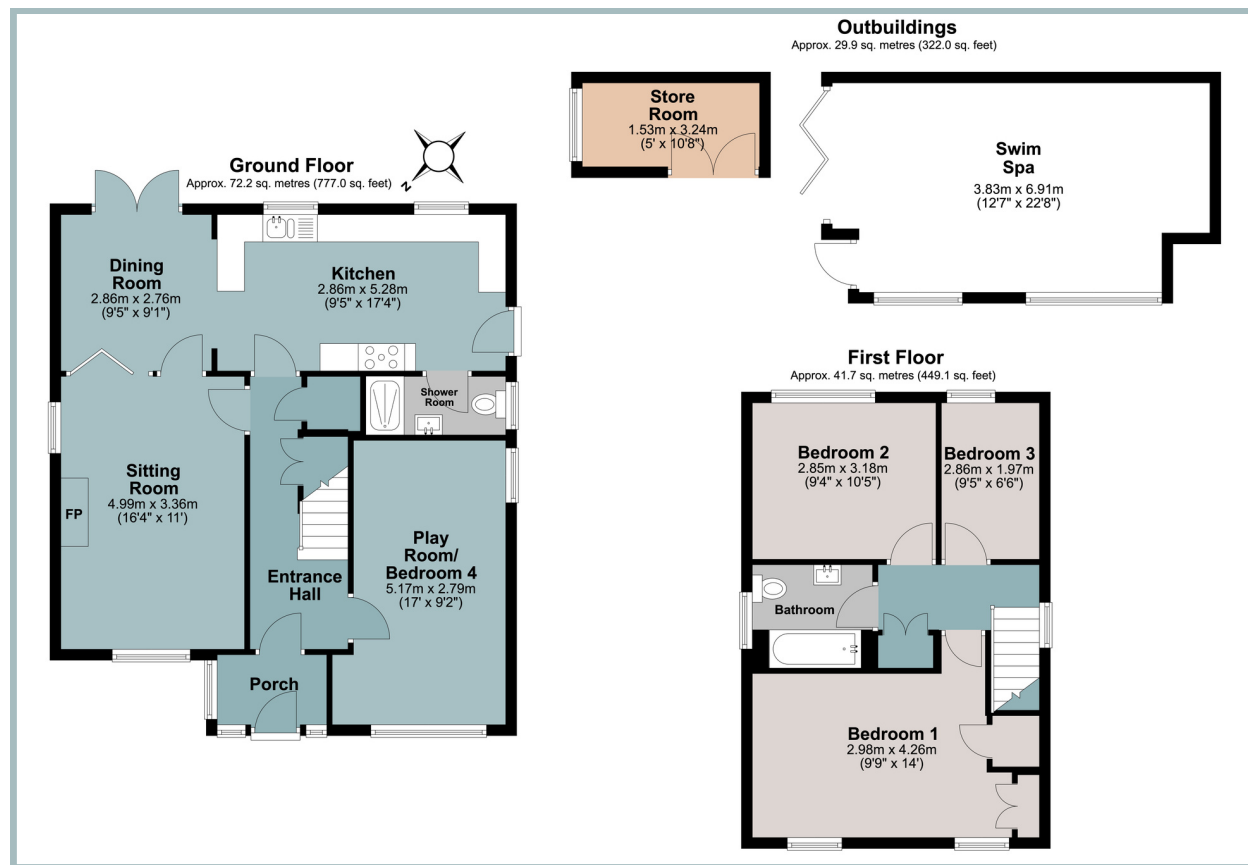
On the first floor are three further bedrooms and a bathroom. Additional storage cupboards are located off the landing.

Outside, the property benefits from two driveways offering off-road parking for up to five vehicles. There is also a lean-to garage with access from both the front and rear, together with a small outbuilding.

A substantial additional outbuilding houses a hot tub and swim-jet pool, creating a wonderful private leisure space. Complemented by a patio and outdoor barbecue area, the garden provides a fantastic setting in which to relax, entertain and enjoy family life.



TOTAL APPROXIMATE AREA: 143.8 SQ M 1548.1 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. LPG gas central heating.

EPC: Current D (60) Potential C (80)

Viewings: Very strictly by appointment only

Location: 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.

What Three Words:///done.juggled.greyhound

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles