



## 32 HENACRE ROAD KINGSBRIDGE

**£310,000**  
**FREEHOLD**

32 Henacre Road is a beautifully presented semi-detached home in the desirable Kingsbridge area, offering a perfect blend of style, comfort, and functionality. With three bedrooms and a bright, airy interior enhanced by neutral decor and large windows, this property is ideal for modern living. The heart of the home is the spacious open-plan kitchen, lounge, and dining area. The modern kitchen is equipped with high-end appliances, ample storage, and stylish finishes, making it both functional and aesthetically pleasing. The living room has a log burner and doors leading to the garden. Upstairs, the three bedrooms include two well-sized doubles filled with natural light, and a cleverly designed third bedroom with built-in double bunk beds. A stylish family bathroom completes the upper floor. Outside, the property continues to impress with a decked terrace perfect for Alfresco dining, a well-kept lawned garden, and a versatile outbuilding that can be used as a home office, gym, or additional storage. This home offers more than just attractive interiors - it's a practical and inviting space in a fantastic location.

Tenure: Freehold



• Spacious and light open plan layout • Perfect as a first time home, permanent residence or long term investment opportunity • Turn key property - ready to move into • 3 bedrooms, 1 bathroom • No onward chain • Walking distance into the town centre and local schools

### Full Description

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Council Tax Band: C

Local Authority: South Hams District Council

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

EPC: Current D (63) Potential B (83)

Viewings: Very strictly by appointment only

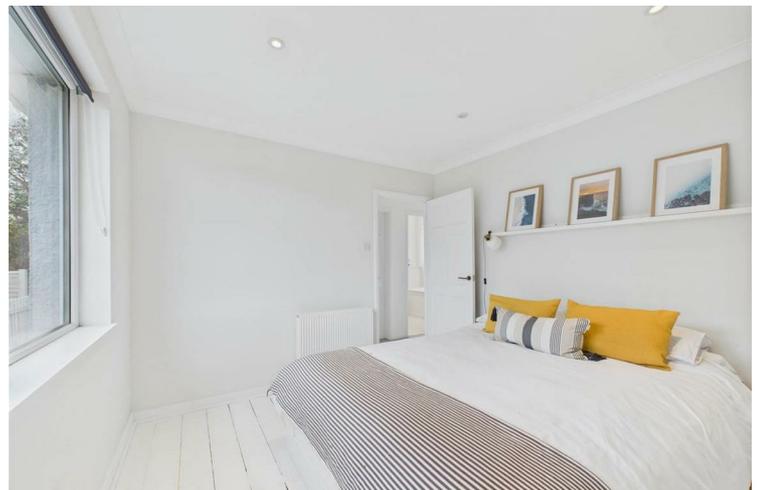
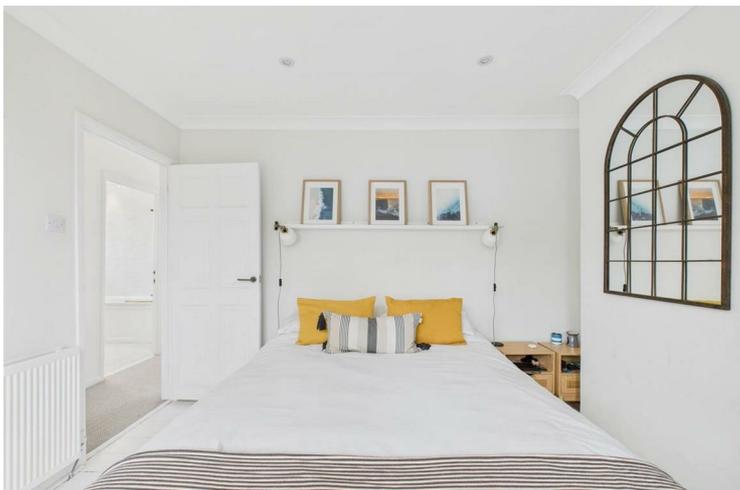
Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy

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.

Directions: From the centre of Kingsbridge take the exit at the roundabout along the Estuary. Take a left turn into Derby Road. Continue on this road following it around and then take a right into Henacre Road continue on this road and the property will be on your left towards the end of the road.

What Three Words: [:///dreamer.snippets.conducted](#)

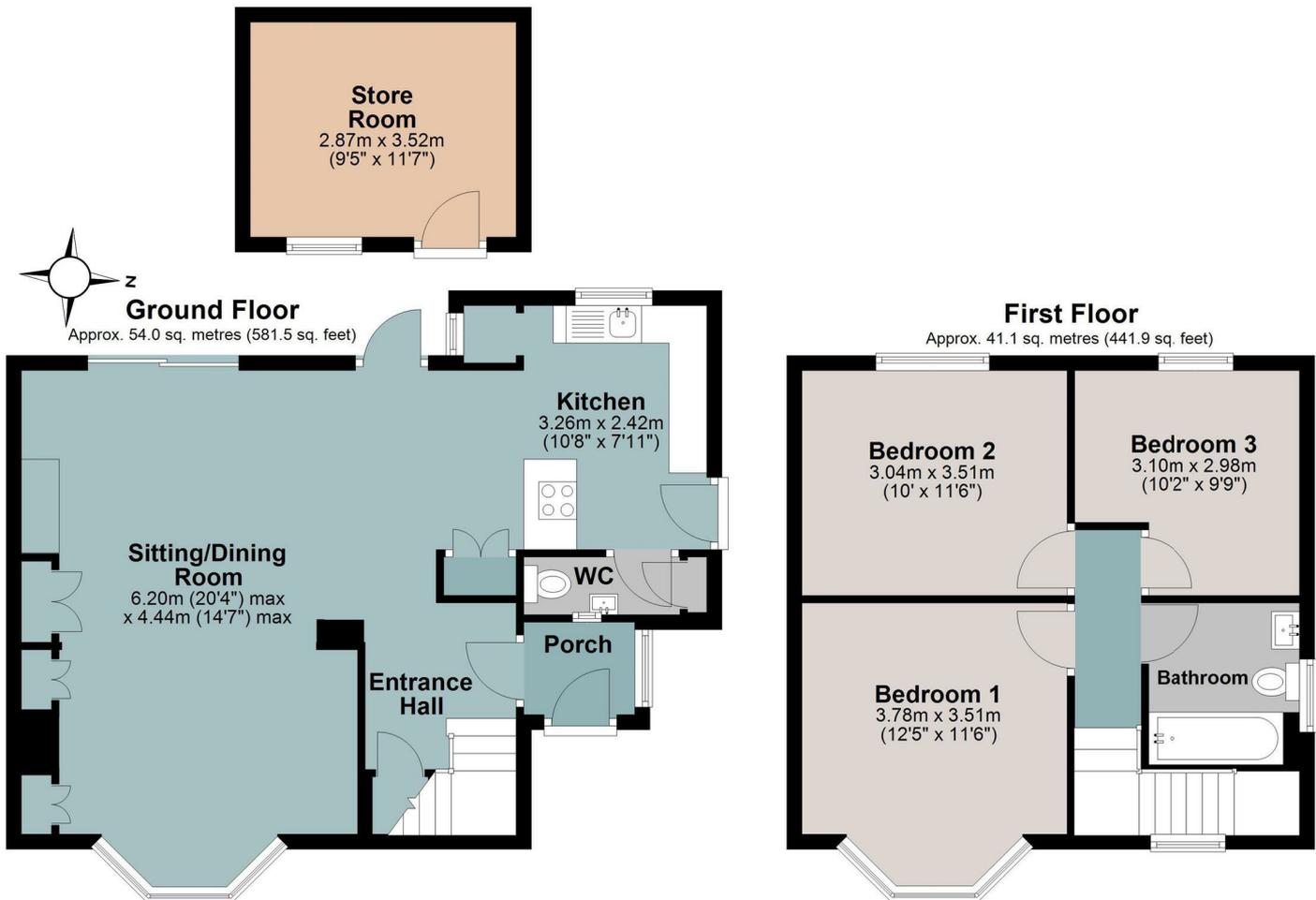
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- Downstairs W/C
- Log burner in living room
- Garden featuring a versatile outbuilding suitable for a variety of uses.
- Parking available nearby

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. 95.1 sq. metres (1023.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D**      **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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