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33 SAFFRON PARK

KINGSBRIDGE

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TQ7 1RW



33 SAFFRON PARK

GROUND FLOOR

Entrance Porch | Open-Plan Kitchen/Living / Dining Room |
Conservatory

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

2 Allocated Parking Spaces | Large Patio



“A well presented 3 bedroom house with 2 allocated parking spaces”...

Welcome to 33 Saffron Park, a charming and well-presented home offering convenient living in a central yet peaceful location.

- Success history of being a long term let
- No onward chain
- Perfect for first time buyers or a lock up and leave
- 2 allocated parking spaces
- Walking distance into Kingsbridge where you can find all amenities

As you step through the porch, you are greeted by a spacious open-plan kitchen, living, and dining area. The kitchen is fitted with wall and floor cupboards, providing ample storage, and has space for essential white goods. A door from the dining area leads to the conservatory, a bright and airy space that opens onto a large patio, perfect for outdoor entertaining or relaxation.

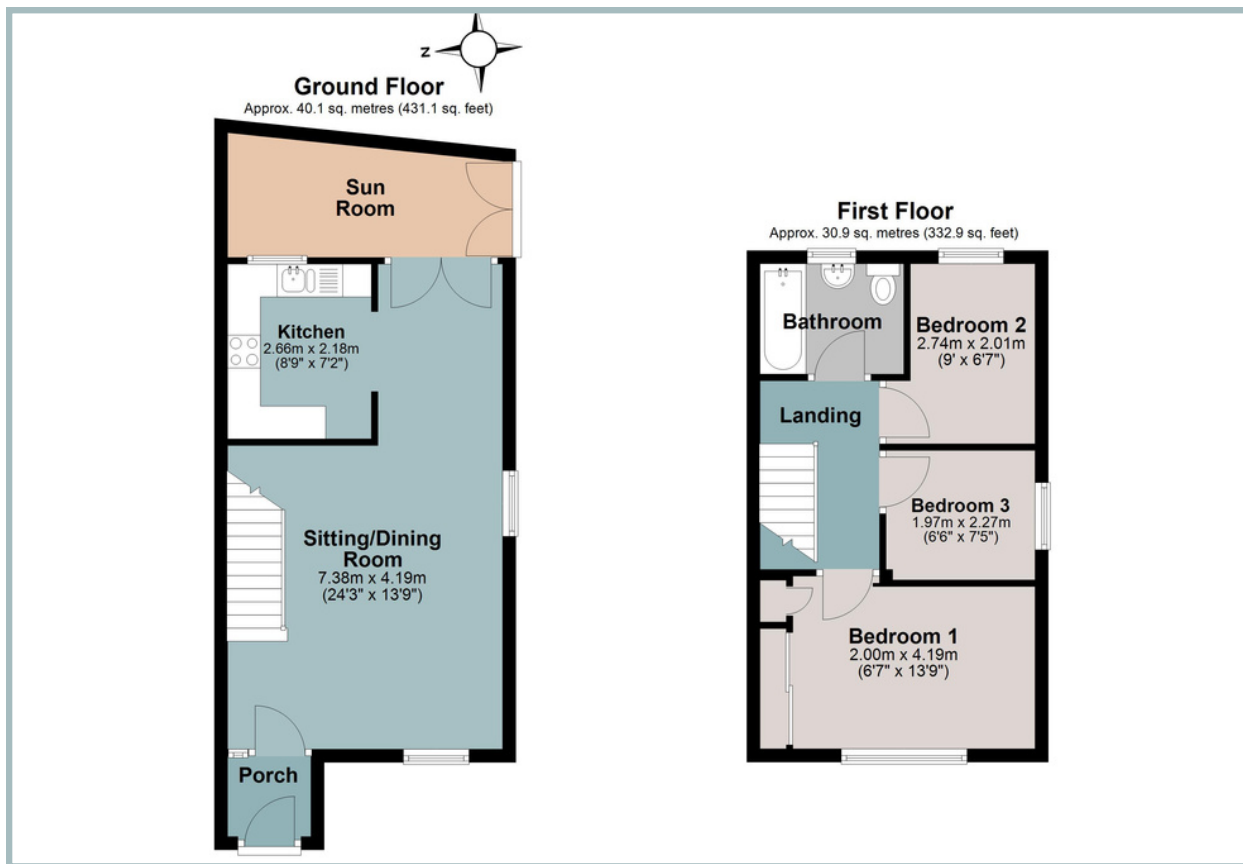
Outside, the property boasts a generous patio to the side with picturesque countryside views and side access. Steps lead up to a second patio area, offering additional space for outdoor seating or storage.

Ascending to the first floor, you will find three bedrooms—two doubles and one single. The family bathroom completes the first floor. Further benefits include two allocated parking spaces, ensuring convenience for residents.

With its versatile layout, outdoor space, and great location, 33 Saffron Park is perfect for those seeking comfort, style, and practicality in a well-connected setting.



TOTAL APPROXIMATE AREA: 71 SQ METRES 764 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water and Drainage. Electric Heating.

EPC: Current E (52) Potential B (86)

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 Quay in Kingsbridge, follow the promenade taking the first turning to the left into Derby Road. Take the first left into Ebrington Street and right hand turning into Saffron Park. No 33 is part way up the hill on the right hand side accessed by the steps onto the terrace.

What Three Words: ///engage.candle.coil

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