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11 HIGHFIELD DRIVE

KINGSBRIDGE • TQ7 1JW



11 HIGHFIELD DRIVE

GROUND FLOOR

Kitchen | Open Plan Living/Dining Room | Conservatory | Utility |
W/C | Bedroom 2 | Bedroom 3 | Bathroom

FIRST FLOOR

Bedroom 1 With En-Suite Shower Room

EXTERNAL

Private Driveway | Garage | Rear Garden | Store



“A 3 bedroom detached property with water views ...

11 Highfield Drive is a detached dormer bungalow located in one of Kingsbridge's most sought-after residential areas, offering an exciting opportunity to acquire a home with exceptional estuary and countryside views. Positioned in an elevated setting, the property enjoys a peaceful and attractive outlook with stunning water views.

- Stunning estuary and countryside views
- Driveway parking for multiple vehicles
- Excellent opportunity to modernise
- Walking distance to amenities
- Local bus service from directly outside the property into Kingsbridge town centre

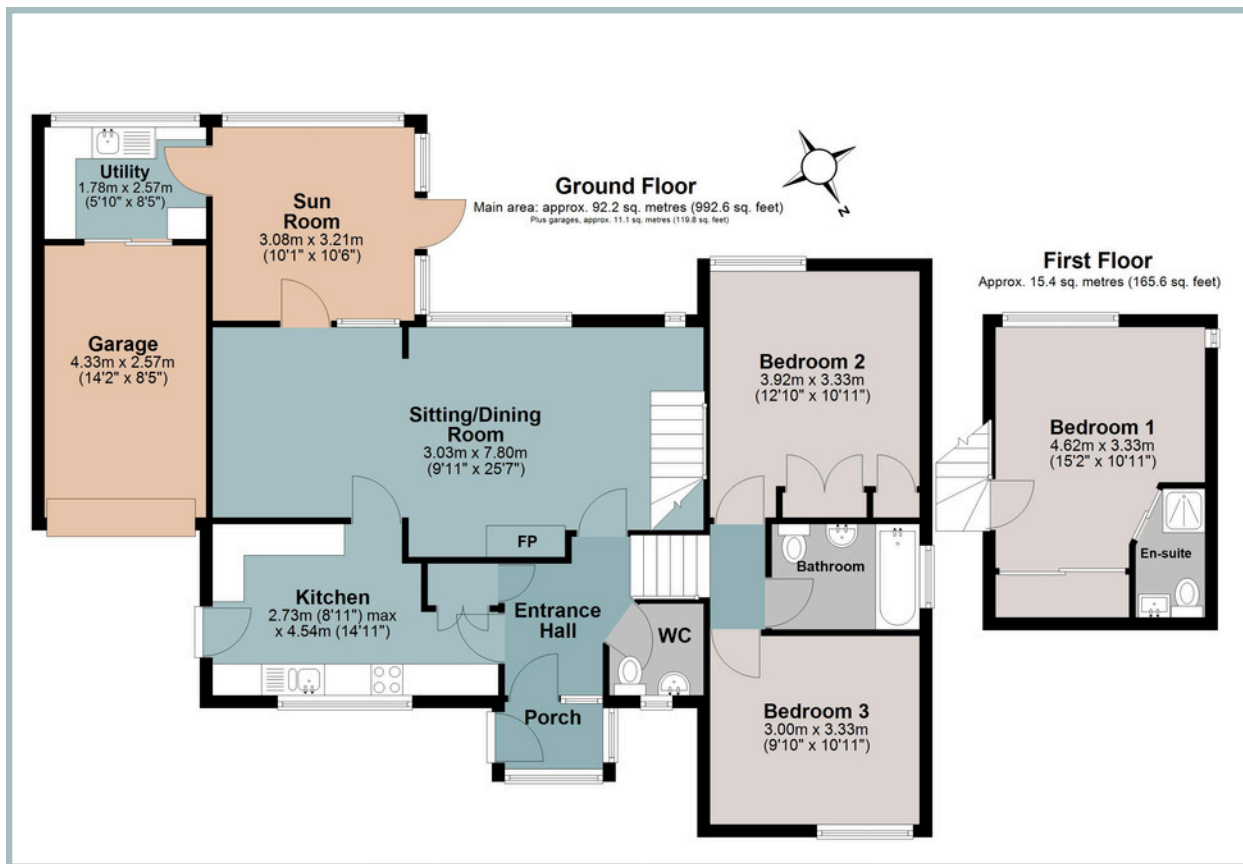
The property has a galley-style kitchen which leads through to the open plan dining/living room, creating a sociable and versatile living space. From here, the conservatory enjoys pleasant views over the garden and provides access to a useful utility/store room located off it. There is also a convenient W/C on this floor.

Steps from the living area lead to the main bedroom, which benefits from an en-suite shower room and stunning water views. The 2 further bedrooms are located down a couple of steps and a separate main bathroom serves the remaining accommodation, making the layout well suited to both family living and visiting guests.

Externally, the property enjoys attractive gardens that complement the setting and provide a pleasant outdoor space from which to take in the far-reaching estuary and countryside views. While the property would benefit from internal redecoration and updating, it presents an excellent opportunity for purchasers to personalise and enhance a home in a prime Kingsbridge location.



TOTAL APPROXIMATE AREA: 107.6 SQ M 1158.2 SQ FT



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating

EPC: Current D (58) Potential C (70)

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: As you drive along Embankment Road turn left into Highfield Drive. The property will be on your right as you drive up the hill.

What Three Words: ///firework.eased.coping

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