



23 Highfield Drive



STAGS

23 Highfield Drive

, KingsbridgeTQ7 1JR

Salcombe 6 miles. Dartmouth 14 miles. Totnes 13 miles.

A detached four/five-bedroom property, with versatile accommodation throughout, set traditionally over two floors. This great home is situated in a desirable location within easy walking distance of the town's amenities with huge scope to enhance further.

- No Onward Chain
- Versatile Accommodation
- Refurbishment/Development Potential
- Parking And Gardens
- Freehold
- Light, Spacious Throughout
- Desirable Town Location
- Wonderful Views
- Council Tax Band F

Guide Price £500,000

Situated within a favoured and much sought-after part of the town, being within walking distance of the town centre with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming pool, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach, as is Totnes with its mainline train service to London Paddington.

A detached four/five-bedroom property which has light, spacious and flexible accommodation throughout, set over two floors. The property lends itself to those seeking refurbishment/development opportunities, offering great scope and potential for further development. The current layout affords two separate living spaces if required, making this ideal for multi-generational living. The accommodation comprises in brief; entrance hall with stairs to the lower ground floor and landing leading to two bedrooms, bathroom, sitting room and kitchen/breakfast/dining room with door to rear lobby/storage area providing access to cloakroom, utility room, and garden. The lower ground floor has a large living area with gas fire, shower room, three further bedrooms – one with En-suite. External benefits include an enclosed rear garden, balcony with pleasant views and a large driveway with a carport. Mains drainage, electricity & water. Based on the latest data at Ofcom Ultrafast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property.





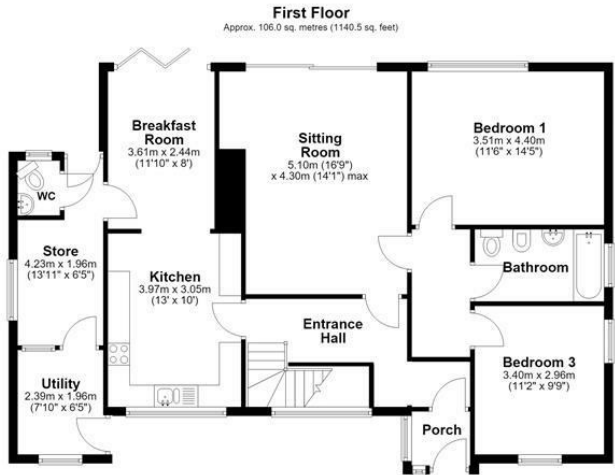
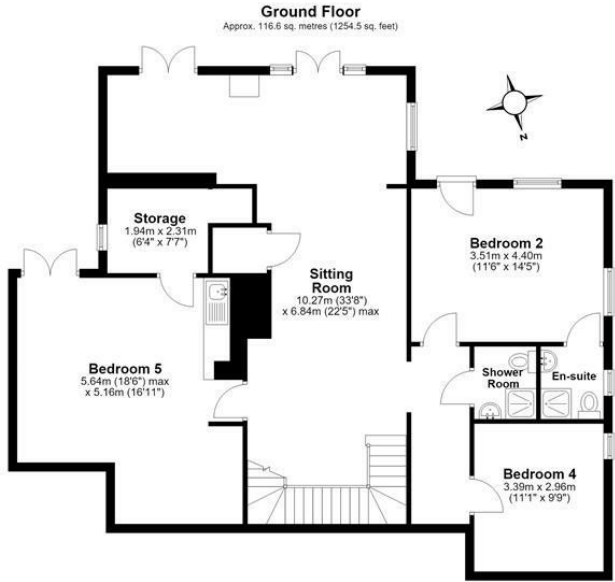
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	30
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

1 The Promenade,
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk
01548 853131



Total area: approx. 222.5 sq. metres (2395.0 sq. feet)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London