

Vincents Road, Kingsbridge

Kingsbridge

£425,000

The Property:

Situated in a popular residential area of Kingsbridge, this well-presented four-bedroom detached family home offers generous and versatile accommodation, ample parking, and attractive views across the town.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. To the right is a spacious living room, centred around a characterful wood-burning stove, creating a warm and inviting focal point. This room flows seamlessly into the open-plan dining area, which comfortably accommodates a large family dining table and provides an excellent space for entertaining.

Beyond the dining area is a generous conservatory, enjoying lovely views over Kingsbridge and offering direct access to the rear garden, making it an ideal place to relax throughout the year.

The kitchen is a bright and spacious room, benefiting from two windows that fill the space with natural light. Fitted with an extensive range of storage cupboards and generous worktop space, it also features an eye-level electric oven and grill, space for a fridge freezer, and room for a breakfast table, making it a practical everyday family space. A door provides access to the side of the property.

Adjoining the kitchen is a useful utility room, housing the oil-fired boiler and offering space for a washing machine, tumble dryer and an additional fridge freezer. A door from the utility room provides internal access to the garage, adding further practicality.

Upstairs, the landing provides access to all four bedrooms. The principal bedroom is a particularly impressive space, created as an extension over the garage. It enjoys elevated views across the town and benefits from fitted wardrobes together with a well-appointed en-suite shower room comprising a shower, WC and wash hand basin.

Bedrooms two and three are both generous double rooms, with bedroom two featuring useful fitted storage. Bedroom four is currently utilised as a reading room but is comfortably sized single bedroom, making it ideal for a nursery, study or guest room.













The family bathroom serves the remaining bedrooms and is fitted with a bath, walk in shower, WC and wash hand basin.

To the front of the property is a driveway providing off-road parking for two vehicles, together with a front garden and access to the integral garage.

The rear garden has been designed with ease of maintenance in mind, being predominantly laid to patio and offering several sheltered seating areas, including a lovely spot for outdoor dining and barbecues. An ornamental pond adds character, while the elevated position provides attractive views across Kingsbridge.

This is a spacious and practical family home in a sought-after location, offering flexible living space, four genuine bedrooms, excellent parking, and far-reaching views.

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

Further Information & Services:

Tenure: Freehold.
Services: Mains water, sewerage and electric. Oil fired central heating and woodburning stove.
EPC Rating: D
Council Tax: Band D
Construction Type: Standard brick wall construction. The roof is tiled. Property has PVC-UE cladding to rear. First floor extension completed in 2006 with building regulations granted. Conservatory added in 2011.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None known

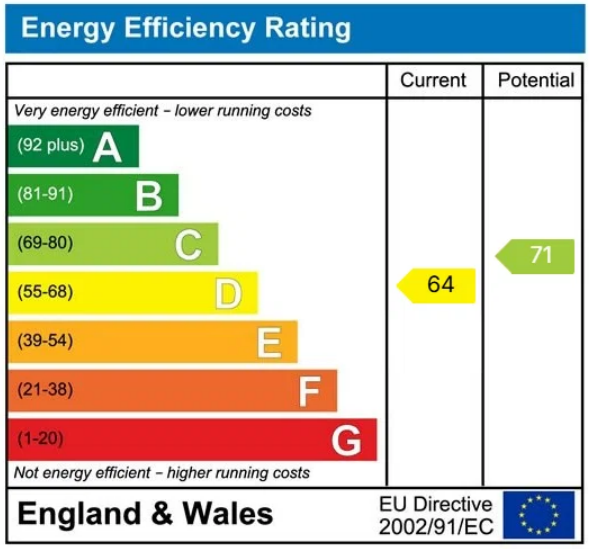


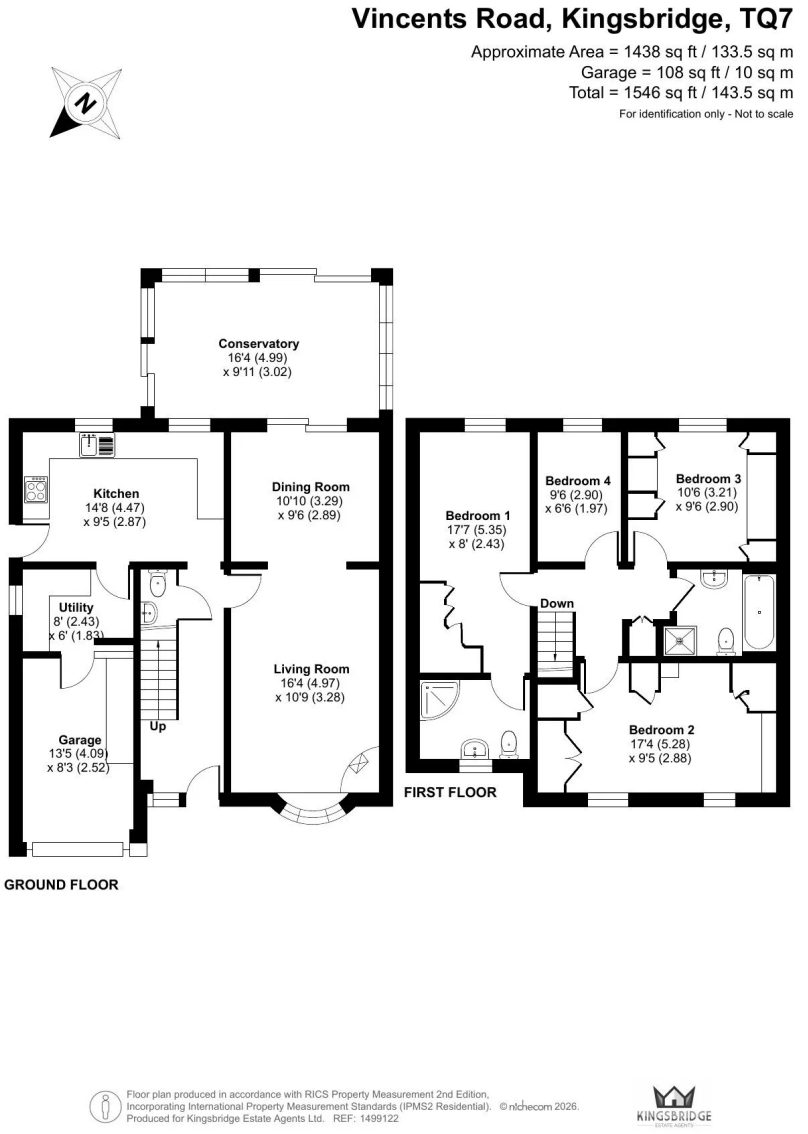












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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.