



CH

8 HURRELL ROAD

KINGSBRIDGE • TQ7 1ER



8 HURRELL ROAD

GROUND FLOOR

Kitchen | Living/Dining Room | Conservatory | WC

FIRST FLOOR

Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3 | W/C

EXTERNAL

Private Driveway | Rear Garden Patio and Lawn



“Modern three-bedroom home with parking, garden, near amenities”...

8 Hurrell Road is a modern, link-semi-detached home, conveniently located in Kingsbridge and finished to a high standard throughout.

- Modern three bedroom home
- Two parking spaces on private driveway
- Practical hallway, ideal for dog owners
- Enclosed rear garden with patio and lawn
- Walking distance to Kingsbridge amenities and schools.

The property is approached through a practical hallway, which provides direct access to both the kitchen and rear garden—an especially useful feature for dog owners and muddy boots.

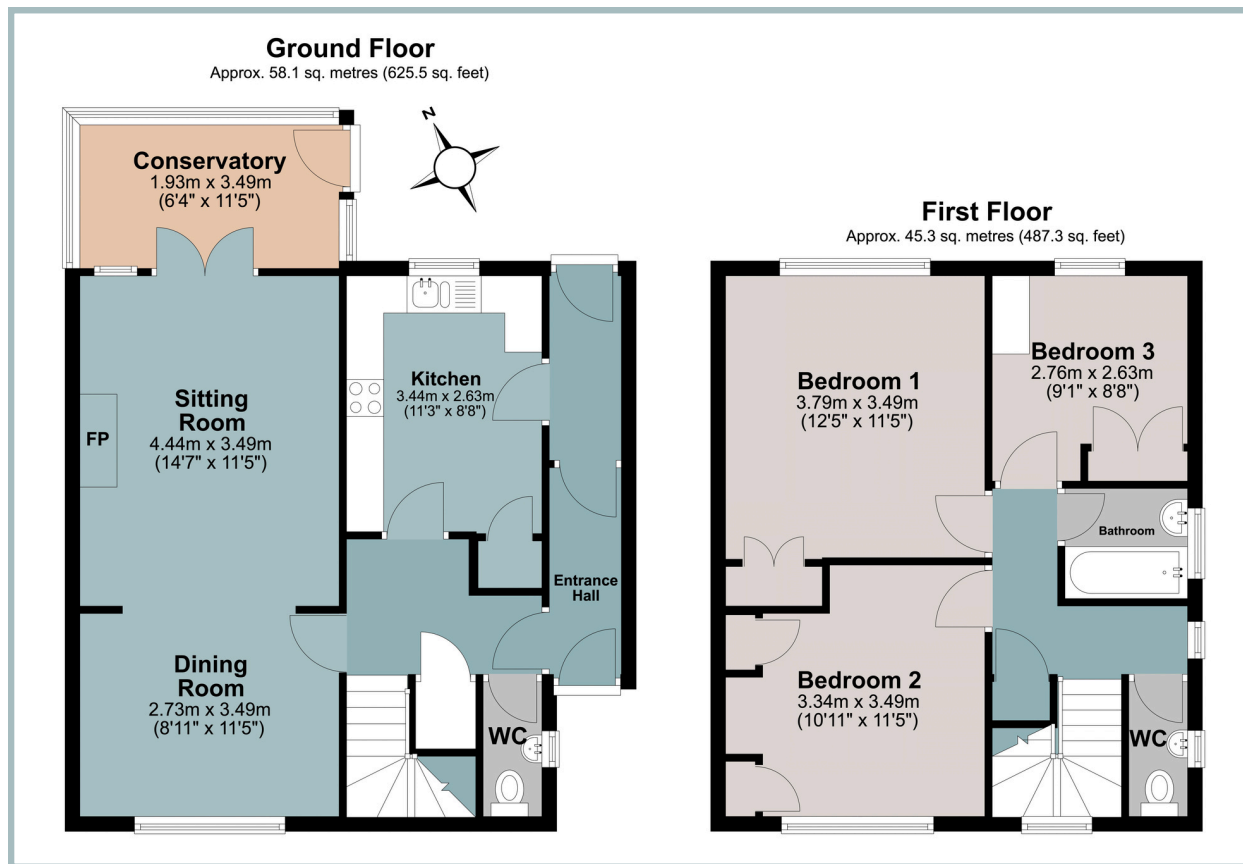
A separate door opens into the main house, where the ground-floor accommodation includes a WC, a fully fitted kitchen and spacious living and dining areas. Attractive archway detailing creates a natural separation between the living and dining spaces, while a log-burning stove provides a welcoming focal point in the living room. The conservatory is accessed from the living room and opens directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Upstairs, there are three bedrooms, all benefiting from fitted storage. The family bathroom is fitted with a bath and overhead shower and a washbasin, with a separate WC located nearby.

Outside, the property features an enclosed rear garden with a patio area and lawn. To the front, a private driveway provides off-road parking for two vehicles.



TOTAL APPROXIMATE AREA: 103.4 SQ M 1112.8 SQ FT



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect 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.



58 FORE ST, KINGSBRIDGE TQ7 1NY
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

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

EPC: Current D (66) Potential C (77)

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: Take the right hand turn into Higher Union Road just before Morrisons. Follow the road up and around eventually joining onto Hurrell Road where you will find 8 on the right hand side.

What Three Words: ///inkjet.wand.settled

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