



## 12 West Charleton Court

West Charleton, Kingsbridge, TQ7 2AE

Asking Price £80,000



This first floor flat is set in a popular development known as West Charleton Court. Situated close to Kingsbridge and the village centre, it would make an ideal first time purchase or buy to let investment. No Onward chain.



### Location:

Charleton is made up of the village of West Charleton and the hamlet of East Charleton. West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, church and Village Hall. East Charleton has a garage with a large shop along with the popular Ashby's store for all your needs. Both East and West are close to Kingsbridge and by heading the other way will take you towards some lovely beaches at Torcross, Beesands and Mill Bay.

### The Property:

Available with no onward chain, 12 West Charleton Court is a first floor one bedroom flat in the popular West Charleton court development. Situated within walking distance of the village centre, and conveniently located a short drive from Kingsbridge to town centre, the property comprises:

Part glazed UPVC door into Open plan kitchen and living room. A bright room with further UPVC window to front elevation with countryside views. The main living room area is carpeted with a wall mounted electric heater, and opens into the kitchen.

The kitchen is fitted with a range of wall and floor mounted units with workspace above and inset stainless steel sink and drainer. There is a space and plumbing for a washing machine, and further space for an electric cooker. There is a further door that leads into the bedroom.

The bedroom has a range of built-in storage and UPVC window to side. Small electric heater, and door through to the bathroom.

The bathroom is fitted with a white suite comprising bath with Mira electric shower over, wall mounted hand wash basin, and WC. Walls are part tiled surrounding the bath and window, and there is a wall mounted electric fan heater.

The property benefits from an off road parking space, electric heating and UPVC double glazing, and would make a perfect first time purchase or buy to let investment property. Please note the service charge does include hot water for the property.

### Tenure:

Leasehold: 963 years remaining

Annual service charge in region of £756 which includes hot water, building insurance, gardening, window cleaning and general outside maintenance. This figure also include ground rent of £25 PA.

Services: Mains water, sewerage, electric,

Council Tax: A

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

EPC Rating: D

Construction: Standard brick/block under a tile roof.

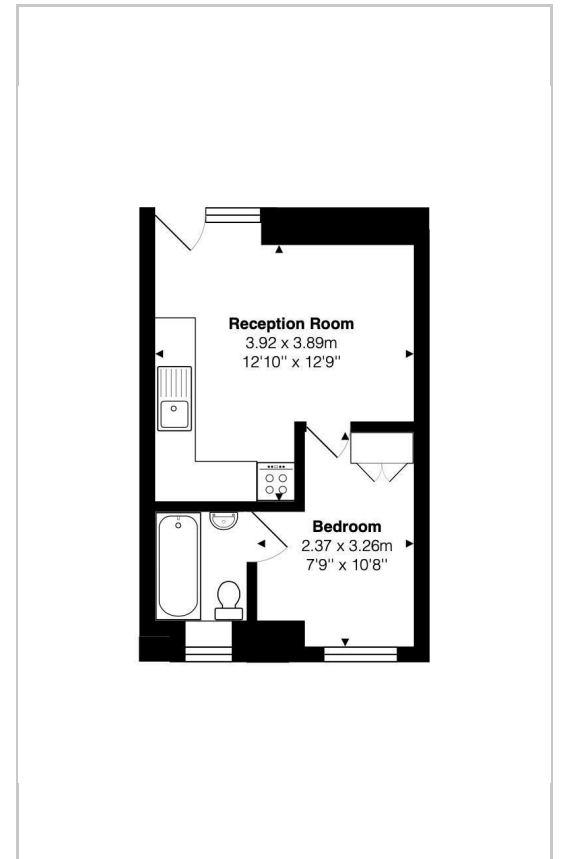
Broadband: ADSL and Superfast 24-100B Mbps available locally

Mobile Coverage: A choice of providers locally. ( Ofcom )

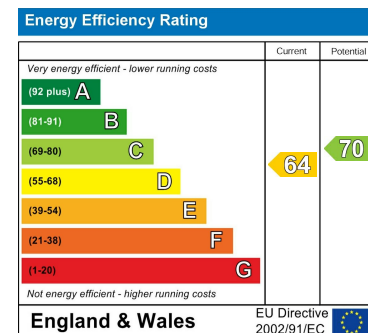
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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