



2 West Charleton Court

West Charleton, Kingsbridge, TQ7 2AE

Asking Price £85,000



This ground 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:

This ground 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. The property comprises;

UPVC door access into a small entrance porch. This opens out into main studio living area with laminate flooring throughout and wall mounted night storage heater.

The kitchen area is fitted with a selection of wall and floor mounted units with workspace above and inset sink. Integrated appliances include ceramic hob and electric oven under, and there is space and plumbing for a washing machine, and further space for an under-counter fridge and freezer.

Open access into the sleeping area which has built-in wardrobes and further access into the bathroom.

The bathroom is fitted with a white suite comprising low-level WC and hand, wash basin, and walk-in shower cubicle with electric shower. Wall mounted extractor fan and obscure glass window.

The property is currently tenanted on an Assured Short Hold tenancy basis and is achieving a rental amount for £410 per calendar month.

There is a lease remaining of 963 years, and an annual service charge of £860 which includes the heating and water for the property.

Tenure: Leasehold

EPC Rating: D

Services: Mains water and electricity

Council Tax: Band A.

Construction: Standard brick/block under a tile roof.

Broadband: ADSL and Superfast 24-100 Mbps available locally

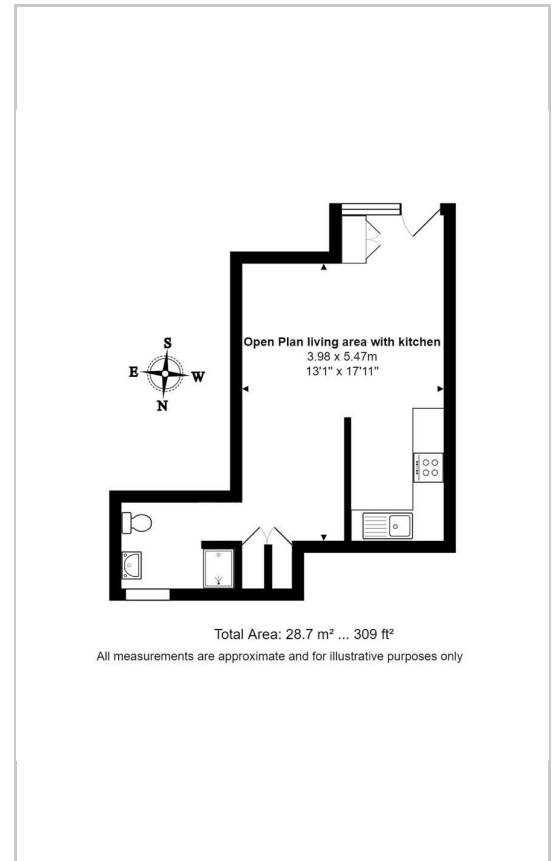
Mobile Coverage: A choice of providers locally. (Ofcom)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

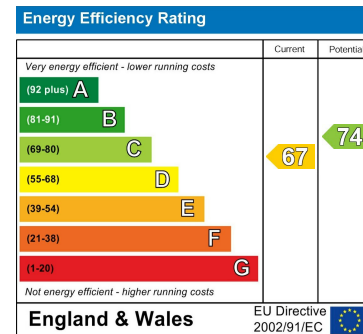
Area Map



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.