



Sadlers Barn Baptist Lane

Kingsbridge, TQ7 1QD

Asking Price £150,000



A beautifully presented one bedroom in the heart of Kingsbridge. Located in a quiet location away from the hustle and bustle of Fore Street and currently used as a holiday let, Sadlers Barn offers the potential for a first time purchase, second home, or continued use as a holiday let. The property benefits from double bedroom, wet room, and modern open plan living area.



Kingsbridge

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.

The property:

Once part of an old saddlery, Sadlers barn is a beautifully presented one bedroom cottage tucked away on a quiet passage in the heart of Kingsbridge. Currently used as a holiday let, the property comprises:

A stable door leads you into the ground floor area with open double bedroom with access to under stairs storage. There is also a modern wet room with low level wc and corner basin, and obscure window.

Stairs lead you to the first floor living space which is a lovely bright, welcoming space with an open plan living/kitchen area. The kitchen comprises a selection of floor units with workspace above and tiled splashback. There is an inset sink and drainer and small induction hob with electric oven under, and an integrated fridge.

The living area accommodates a cosy yet bright space with painted wooden floorboards throughout.

Outside is a small courtyard is a small gated courtyard area.

The property benefits from double glazing and electric heating and is currently used as a Airbnb by the current owners. Situated just off Fore Street only a few yards from the main shopping street yet in a relatively quiet location away from traffic noise, the property is ideal for first time buyers, buy to let investors, or as a easily run and maintained second home/holiday let.

Tenure: Freehold

Services: Mains water, sewerage, electric

Council Tax: Currently exempt (Business Rated)

Construction: Standard brick/block and part stone under a slate roof.

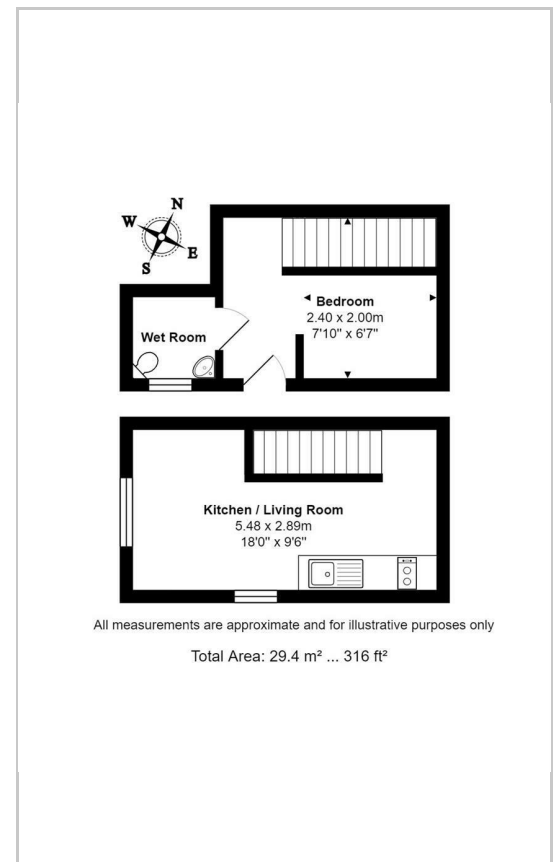
Broadband: ADSL and Superfast upto 72 Mbps available locally (Ofcom)

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

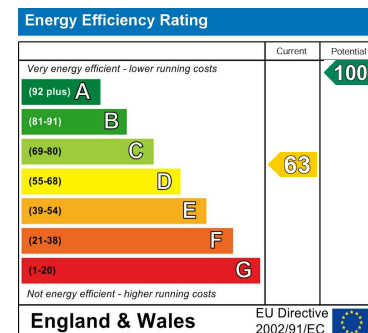
Area Map



Floor Plans



Energy Efficiency Graph



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