

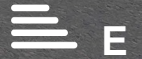


KINGSBRIDGE
AGENTS



128 Church Street
Kingsbridge, TQ7 1DB

£239,950



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A delightful 2 bedroom Grade 2 Listed cottage brimming with character in the centre of Kingsbridge. This is a lovely home and has been thoughtfully finished by the current owner. The property benefits from good-sized bedrooms, an enclosed sunny garden and cozy lounge.

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

Entering through the front door brings you straight to the cottage's cozy lounge. The room is full of character with beams above and a fully functioning open fire making the room warm and inviting. The wood laminate flooring throughout the downstairs gives continuity and practicality to the ground floor.

Continuing through the door, takes you to a dining area with space for a table and chairs and further beams above.

A step up takes you to the charming kitchen made up of cream fronted cabinets and blue tile splashback. The kitchen benefits from an integrated fridge, oven with gas hob and extractor over and plumbing for a washing machine.

From the kitchen, the back door leads you to outside and an outhouse in the courtyard.





Also on the ground floor is a good-sized family bathroom with tile flooring and consists of a white suite with large P-shaped bath, WC and basin and obscured glazed window.

The first floor is accessed through a door from the lounge taking you up a curved staircase. The main bedroom is a large double room with exposed stone and plaster walls making it full of character. There is a large built in cupboard, sash windows and access to the loft.



Bedroom 2 is a large single with built in cupboard which houses the boiler and has lovely garden views.

Outside

Immediately from the kitchen, there is a courtyard and good-sized outhouse with electricity. Perfect for storage and also currently houses the freezer.

A gate from the courtyard takes you up shared access steps to the away garden which is an elevated sunny space, ideal for enjoying al fresco dining. The garden offers a private oasis where you can unwind and the composite decking has plenty of room for garden furniture. The remainder of the garden is made up of shingle and patio with mature shrubs.



There is currently Japanese Knotweed present at the property for which there is a Knotweed management plan in place. When a completion certificate is issued by the treatment company a 10 year insurance backed warranty will commence.

Services

There is a flying freehold with the neighbouring property above the bathroom and towards the end of the shared access entrance passageway.

Mains water, drainage and electricity. Gas Central Heating.

Broadband speed up to 80Mbps (Ofcom)

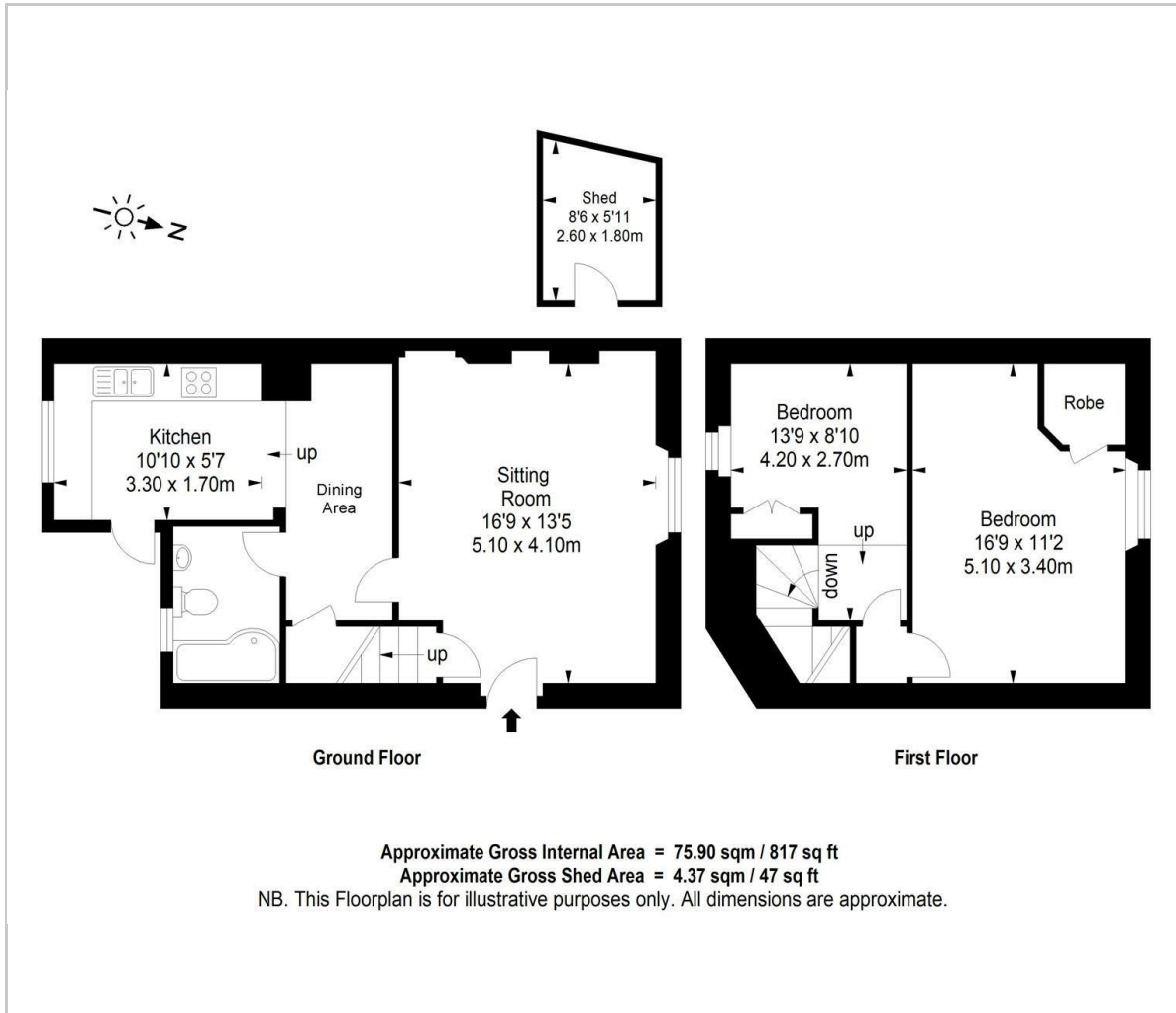
Tenure - The property is freehold.

Council Tax - Band B

Standard Construction



Floor Plan

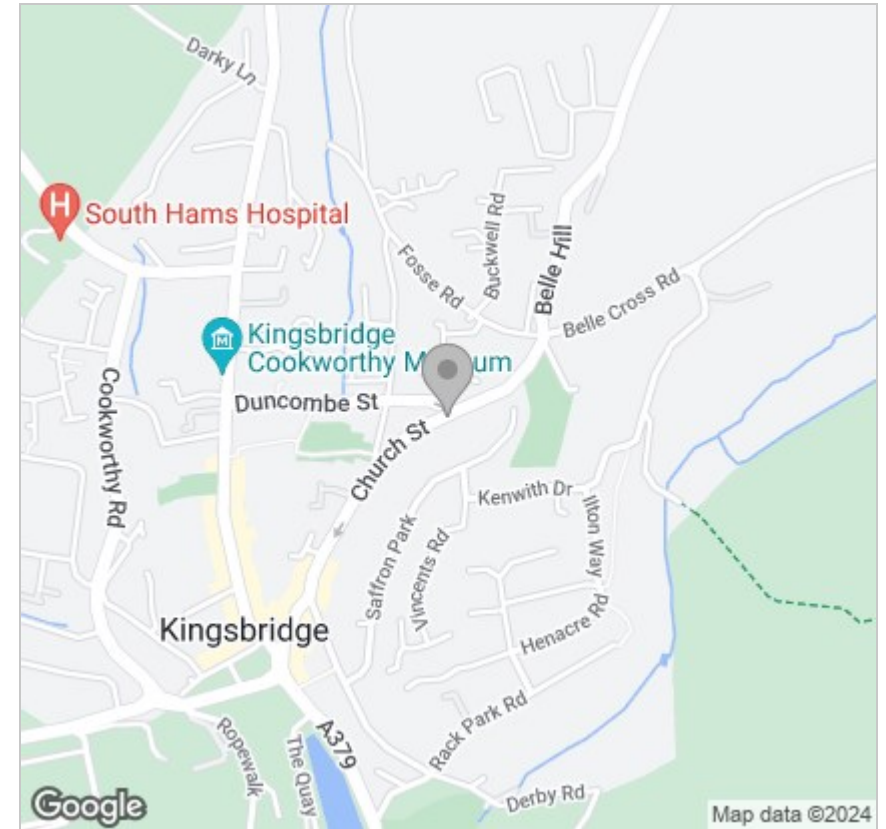


Viewing

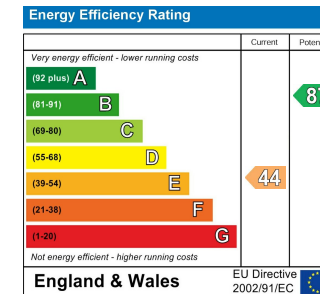
Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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