

£195,000

FOR SALE



2 Bedroom Flat - Kingsbridge

- ❖ 2 bedroom Flat
- ❖ Gas Central Heating
- ❖ Allocated parking space
- ❖ Close to town centre
- ❖ EPC C
- ❖ Council tax B
- ❖ Leasehold
- ❖ Countryside Views



53 Scholars Walk, Kingsbridge, TQ7 1QL

Property Summary:

****Perfect Buy-to-let or First Time Purchase****

This two bedroom flat in the centre of Kingsbridge offers spacious bedrooms and living space along with the convenience of an allocated parking space. Close to amenities, this property will appeal to a professional couple who need space to work from home, an investor looking for a buy-to-let or someone looking to get on the property ladder.

About the Area:

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.

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The Property:

Conveniently located within easy walking distance of Kingsbridge town center, this first-floor two-bedroom flat offers a sizeable accommodation. Featuring two double bedrooms, including an en-suite to the master, a bright and spacious living room, kitchen, and bathroom, the property presents a desirable layout.

Accessed through a secure communal entrance hall with stairs leading to the second floor, the flat's entrance hall provides access to all rooms.

The master bedroom is a good sized double and boasts town views, and benefits from an en-suite with a walk-in shower cubicle, low-level WC, and hand wash basin. The second bedroom is also a good size and offers countryside views.

The kitchen is equipped with a range of units with ample workspace with inset sink and drainer, a recess for a fridge freezer, and space/plumbing for a washing machine. A built-in cupboard houses the gas boiler.

The bathroom features a white suite with a bath and shower over, low-level WC, and hand wash basin with a vanity unit underneath.

The dual-aspect reception room is bright and spacious, featuring a feature fireplace with an electric fire insert.

With double glazing throughout and gas central heating, the property also includes a private parking space. While it may benefit from internal modernisation, it presents an excellent opportunity for first-time buyers or buy-to-let investors.

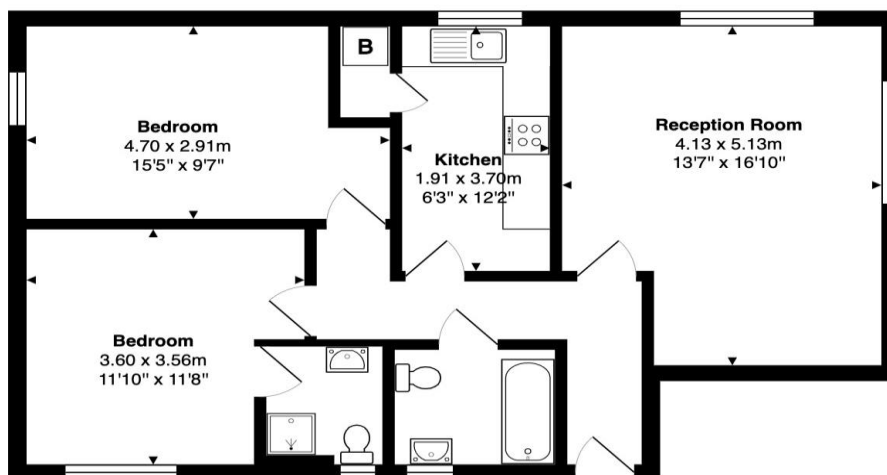
Services: Mains electricity, gas, water and drainage

Broadband & Mobile Network: - Superfast up to 80Mbps and some network availability (Ofcom)

Council Tax: Council Tax Band B.


Tenure: Leasehold. Service Charge approx. £881 per annum. Lease length is 155 years from 2003.

Property is standard construction



Total Area: 68.6 m² ... 738 ft² Approximate

All measurements are approximate and for illustrative purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions:

From our office, continue up Fore street bearing right at the fork into Duncombe Street, continue straight into Waterloo Road and left at the junction into Church Street. Continue for a couple of hundred yards and take the first left into Fosse Road. Proceed along Fosse Road and take the first turning left into Scholars Walk.

Disclaimer:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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