

£235,000

FOR SALE



3 Bedroom Semi-Detached House - Kingsbridge

- ❖ 3 bedroom semi-detached property
- ❖ Town Centre Location
- ❖ In need of Refurbishment
- ❖ Enclosed Garden
- ❖ EPC Rating D
- ❖ Council Tax Band B



8 Homelands Place - Kingsbridge



Property Summary:

A 3 Bedroom Semi-Detached property in the centre of Kingsbridge in need of refurbishment. Will make a perfect project for a first time buyer or investment purchase for a buy-to-let.

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:

8 Homelands Place is a three bedroom semi-detached property in need of general modernisation but once complete, will make a wonderful family home. The property comprises;

Ground Floor

Enter the property to the entrance hall which has a large space under the stairs which would be make for very handy under stairs storage.

The Kitchen/Breakfast Room is a good size with plenty of space for a dining table. Currently there is only a couple of units so a full refit will be required for the kitchen.

From the kitchen there is a doorway leading to a good-sized main reception room which has access to the rear garden and conservatory.

The conservatory will need replacing or removal and is not currently in a usable state.

There is also a downstairs WC.

Upstairs:

The landing has a storage cupboard, which houses the gas boiler with doors leading to the bedrooms and bathroom.

There are two generous double bedrooms and a further single bedroom.

The bathroom consists of a white suite with bath and shower over, WC and basin and obscure glass window. The bathroom would also benefit from a refit.

Outside:

At the rear, there is a manageable garden with hard standing for a patio area and the remainder laid to lawn with established shrubbery to the border.

The front of the house is paved with an access gate to the garden.

Although in general needs of refurbishment, the property offers the potential for affordable, and well sized family home close to the centre of Kingsbridge.

Services & Further Information:

Services: Mains water, electric and gas. Gas Central Heating.

Tenure: Freehold

Broadband Speed: Superfast Broadband available with speeds of 80Mbps (Ofcom).

EPC Rating: D

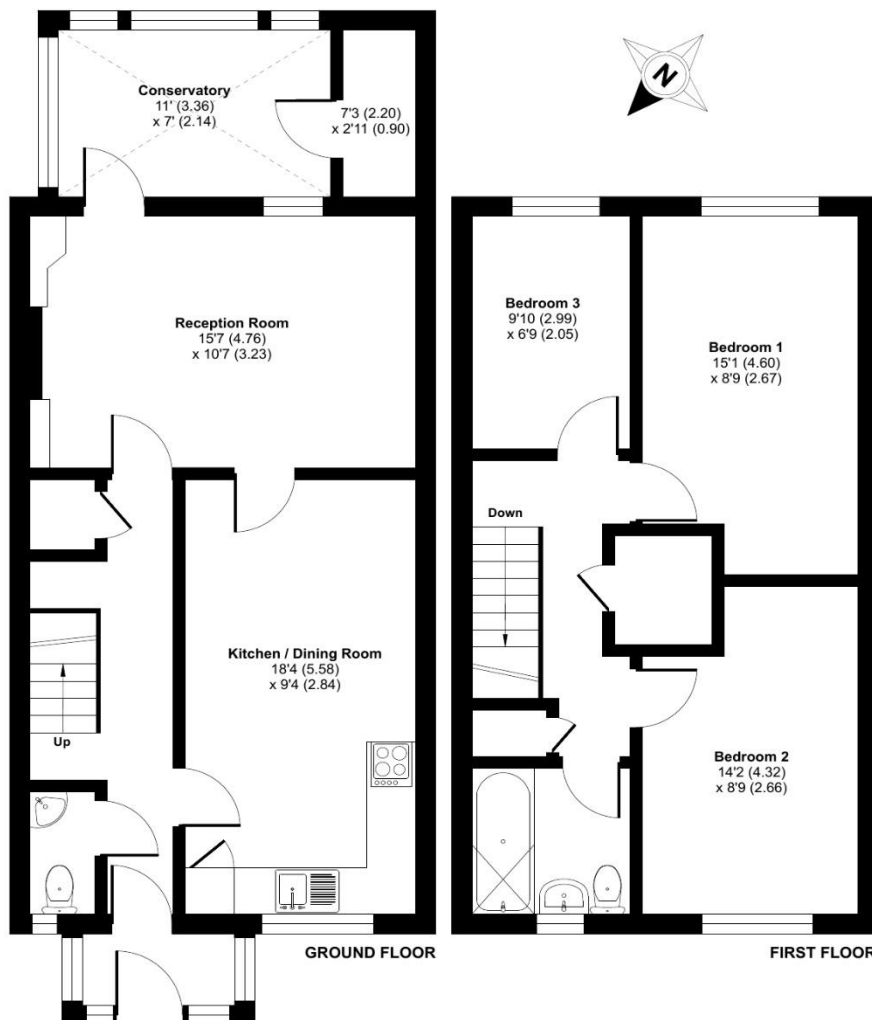
Council Tax Band: B

The Property is of Standard Construction.

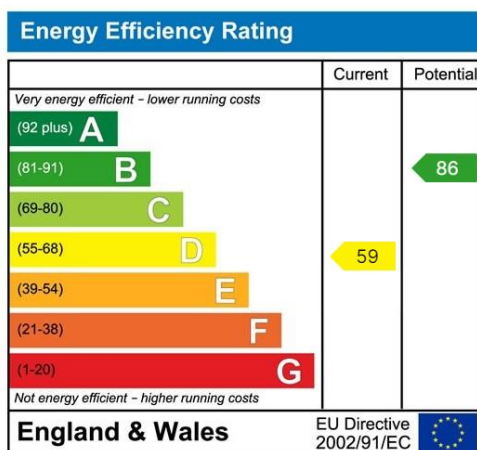
Homelands Place, Kingsbridge, TQ7

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1147458



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