

£225,000

FOR SALE



## 2 Bedroom Cottage - Kingsbridge

- ❖ 2 bedroom cottage
- ❖ Beautifully presented
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Close to local amenities
- ❖ Large Away Garden
- ❖ Perfect Holiday Rental or Bolt Hole
- ❖ Grade II Listed



## 132 Church Street, Kingsbridge



### Property Summary:

A beautiful Grade II listed terraced cottage in the heart of Kingsbridge. The property benefits from gas central heating, two double bedrooms, wet room, spacious lounge and away garden. Currently used as a holiday let and will make a perfect first home or bolt hole.

### 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.

Please call to arrange a viewing **Kingsbridge Estate Agents** 01548 856685

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

**The Property:**

132 Church Street is a beautiful Grade II listed terraced cottage with charm and character. This period property, which has previously been used as a holiday let, would make an ideal first home or bolt hole.

Stepping through the part-glazed wooden door, you are welcomed into a cosy, bright reception room. A sash window offers views to the front with a window seat below, while a decorative fireplace with shelving and a wooden mantle adds a touch of rustic charm.

From the living room, a short passage opens into the kitchen. Here, a range of wall and floor-mounted units provides ample storage, and there is space for an electric cooker, a dishwasher and a washing machine.

The property boasts two double bedrooms. The first bedroom, located on the ground floor, features wooden flooring and a rear-facing window and French doors that lead to the garden. The second bedroom, accessed via a staircase with a charming, curved wall and skylight, is a double bedroom with window to the front elevation.

The bathroom is a fully tiled wet room with a wall-mounted shower, a low-level WC, and an inset sink.

The away garden, accessible through a shared courtyard, is a substantial outdoor space, approximately 40 feet in length, and offers wonderful views of the town and is perfect for relaxing or entertaining.

With its period features, modern conveniences, and idyllic location, this charming cottage is not only a perfect holiday let but also a wonderful place to call home. Sold with no onward chain.

**Further Information & Services:**

**Tenure:** Freehold

**EPC Rating:** D

**Council Tax:** Band B

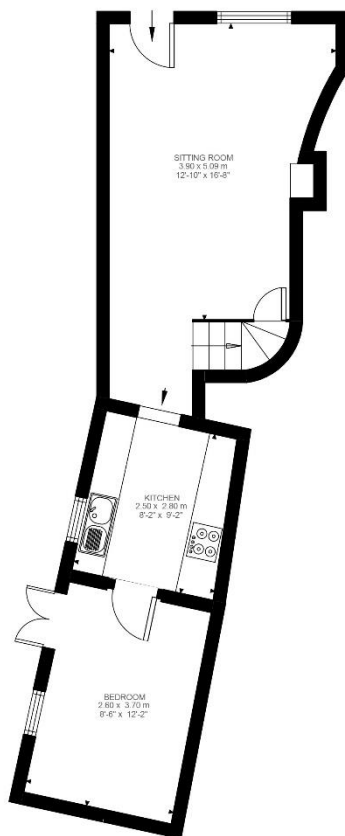
**Services:** Mains water, sewerage, gas and electric

**Broadband Speeds:** Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

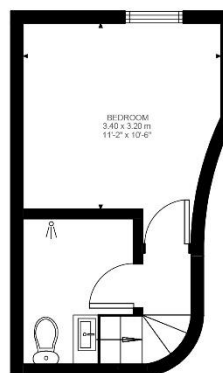
This property is made of standard construction.

Church Street, TQ7

APPROXIMATE GROSS INTERNAL (LIVING) AREA  
56.04 SQ.M / 603 SQ.FT



GROUND FLOOR



FIRST FLOOR



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		

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