

£150,000

FOR SALE



3 Bedroom Apartment - Kingsbridge

- ❖ 3 bedroom apartment
- ❖ Development/Investment Opportunity
- ❖ Town Centre Location
- ❖ 3 Large Bedrooms
- ❖ Large Living Area
- ❖ Private Access
- ❖ Potential for additional bedroom or 2 dwellings



107A Fore Street, Kingsbridge



Property Summary:

An exciting development property on Fore Street in Kingsbridge. This 3 bedroom flat has lots of potential and could be converted into two separate apartments. Viewing is essential.

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**

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The Property:

Situated above a commercial premises, this is a spacious Grade II listed property with heaps of potential. Subject to planning, this 3 Bedroom apartment could have an additional bedroom added into the attic space or even be converted into two separate dwellings.

Access to the property is from the Fore Street where there is an alley to the front door.

Stairs lead up to the first floor landing which is a bright space and access to all rooms. There is a large living room with sash window to the front elevation and built-in fireplace.

The kitchen is a good size and has the potential to have plenty of workspace and the bathroom has a bath with shower over, toilet and hand wash basin all of which are in need of replacing.

There is a good sized double bedroom on this level also with window to front elevation.

Ground floor access with stairs to second floor.

Second Floor:

The stairs lead to a landing with window which leads to all rooms and stairs to the attic space.

There are two large double bedrooms, both with built-in storage, and views. The bedroom to the rear elevation has a cupboard housing the hot water tank.

Further stairs lead to the attic space.

Attic Space:

The attic space is a spacious area with a skylight to bring in natural light. There is plenty of storage in the eaves and the potential to turn this into habitable room.

Further Information & Services:

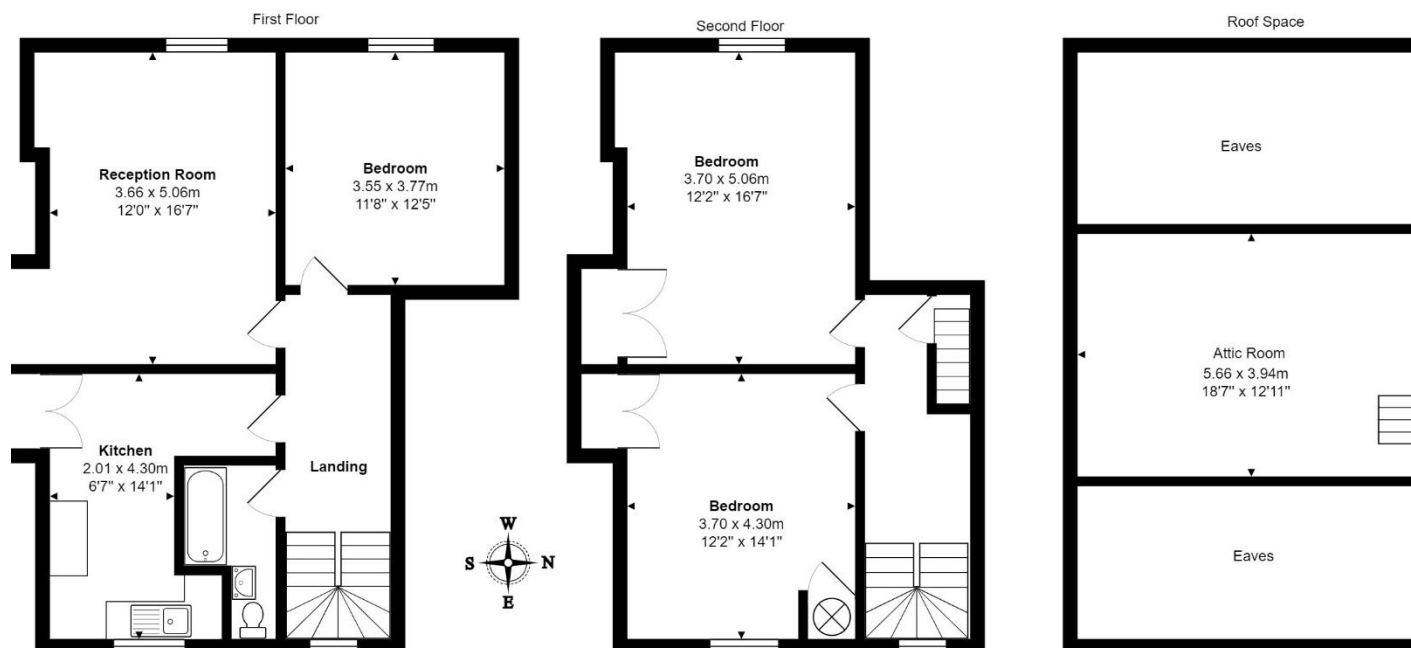
Tenure: Freehold

Services: Mains electric, Mains water. Gas.

Broadband Speeds: Superfast up to 80Mbps (Ofcom)

EPC: G

The property is made of standard construction. This is a Grade II Listed building.



All measurements are approximate and for illustrative purposes only

Total Area: 164.1 m² ... 1767 ft²

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	3	
<i>Not energy efficient - higher running costs</i>		

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