

£279,950

FOR SALE



2 Bedroom Cottage - Kingsbridge

- ❖ 2 bedroom cottage
- ❖ Beautifully presented
- ❖ Open plan living space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Town Centre Location
- ❖ Converted loft space ideal for home working
- ❖ Enclosed and easy to maintain garden at rear
- ❖ Gas Central Heating
- ❖ Council Tax Band B



4 River View Place - Kingsbridge



Property Summary:

A lovely 2 bedroom cottage in the centre of Kingsbridge behind Fore Street. Fully refurbished, this cottage benefits from a beautiful, fully enclosed garden, 2 bedrooms and the addition of a loft room which can be used for a home office.

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:

4 River View Place is a perfectly put together cottage tucked out of the way behind Fore Street in Kingsbridge. Having been refurbished to a high standard, this is a property that would appeal to someone looking for some peace and solitude whilst still having all the convenience of the amenities just being a couple of minutes walk away. The property comprises;

Enter the property into the kitchen which consists of duck egg wall and floor units and custom fitted marble effect worktop above. The kitchen benefits from an integrated fridge freezer, microwave, double oven and induction hob with extractor over. The window over the sink gives you a view of your front courtyard and allows for natural light to stream in.

One step up takes you to the lounge/diner which is a large room with windows either end making the room bright and airy. There is a decorative chimney with exposed stone and slate hearth which adds character to the room. A door to the end takes you to the handy porch to the rear of the house and stairs take you to the first floor.

First Floor:

Upstairs is a large landing with access to the bedrooms, bathroom and ladder to the converted loft space.

Bedroom 1 is a large double room with views over the rear garden and across town towards the estuary. There is plenty of storage space with the built in cupboards.

Bedroom 2 is a small double room overlooking the courtyard at the front of the house and the allotments next door.

The bathroom is recently fitted and consists of a large bath with mixer shower above, WC and basin with a towel warmer that can work with the heating or independently keeping towels fluffy all year round. The obscure glass window adds some natural light.

The loft space has been fully converted with skylight window and would make the perfect office space for homeworkers. It is accessed by a custom-made wooden ladder and there are two large cupboards either side of the loft for additional storage.

Outside:

To the front of the property is a sweet welcoming courtyard with steps up to the front door and plenty of room for potted plants. An external store to the front has been arranged by the current owner to form a utility area with plumbing for a washing machine, tumble dryer and also contains the boiler.

To the rear is a peaceful enclosed garden made up of a decked area for enjoying al fresco dining and then on to an area of established plants which then leads to the stone patio at the end. The large shed at the rear provides plenty of storage for garden furniture and equipment. There is also a handy outside tap for cleaning off mucky pups or boots at the end of a walk.

Further Information & Services:

Tenure: Freehold

Services: Mains Electricity and Water, Gas Central Heating

EPC Rating: D

Council Tax: Band B

Broadband Speeds: Ultrafast broadband available with speeds up to 100Mbps (Ofcom)

This property is made up of standard construction.

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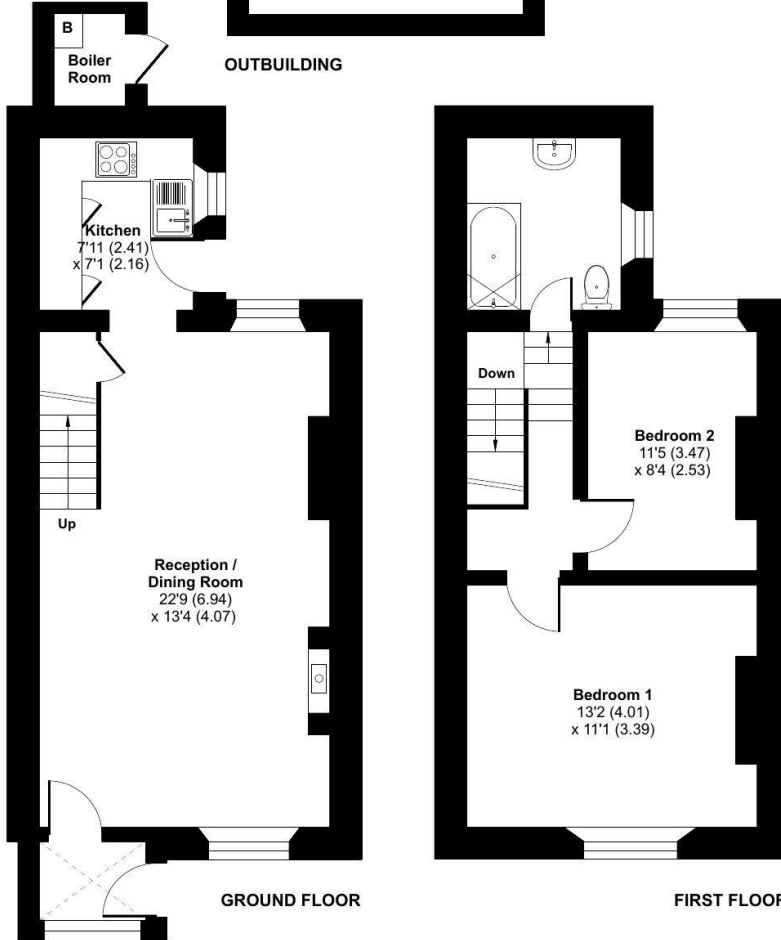
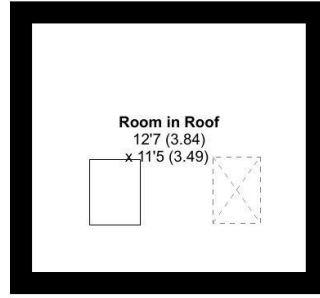
River View Place, Kingsbridge, TQ7

Approximate Area = 755 sq ft / 70.1 sq m (excludes boiler)

Outbuilding = 144 sq ft / 13.3 sq m

Total = 899 sq ft / 83.4 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: 1159475



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		81

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