

£135,000

FOR SALE



1 Bedroom House – Kingsbridge

- ❖ 1 bedroom house
- ❖ Over 60s retirement complex
- ❖ Walking distance to town centre
- ❖ Residents parking
- ❖ Communal gardens
- ❖ EPC – D
- ❖ Council tax band - B



Windsor Court, Kingsbridge, TQ7 1RZ



Property Summary:

A one bedroom house set in well kept gardens in a community for the over 60s close to Kingsbridge town centre. The accommodation comprises an entrance hall, kitchen, cloakroom, living room, a large double bedroom and shower room. The staircase is also currently fitted with a stair lift.

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

The Property:

Windsor Court is a one bedroom property set in the small retirement development of Windsor Court, just off Church Street and it provides a lovely community for the over 60s with the added benefit of being walking distance from the centre of Kingsbridge. The property comprises;

Enter the property into a small hallway with doors leading to the downstairs WC, kitchen and reception room.

To the left is the kitchen which has a window to the front elevation bringing in lots of natural light. There is a range of wall and floor units for storage as well as an electric cooker and hob with extractor over. A stainless steel sink is situated below the window and there is an integrated undercounter fridge also.

The cloakroom is situated opposite the kitchen and consists of a wall mounted hand basin with mixer tap, WC, heated towel rail.

The reception room is a generous room with French doors opening onto attractive gardens and a small patio area for you to take your afternoon tea or read your morning paper. The stairs are also situated in the reception room and these are currently fitted with a stair lift which can be removed if not required.

First Floor:

The landing at the top of the stairs provides access to the loft and doors to the shower room and bedroom.

The Bedroom is a large double room with window overlooking the gardens and a built in airing cupboard with hot water tank and slatted shelving.

The Shower Room has an obscured window to the front and is fitted with a large fully tiled walk in shower with electric shower unit, a hand basin with mirror above, WC and a heated towel rail.

Outside:

The property has a residents car park to the front and a path leads through attractively planted gardens to the front door. The manager's office and laundry are just a few steps away. To the rear are equally well maintained gardens and paving outside the French doors, which face south giving space to sit in the sunshine.

Further Information & Services:

Tenure: Freehold

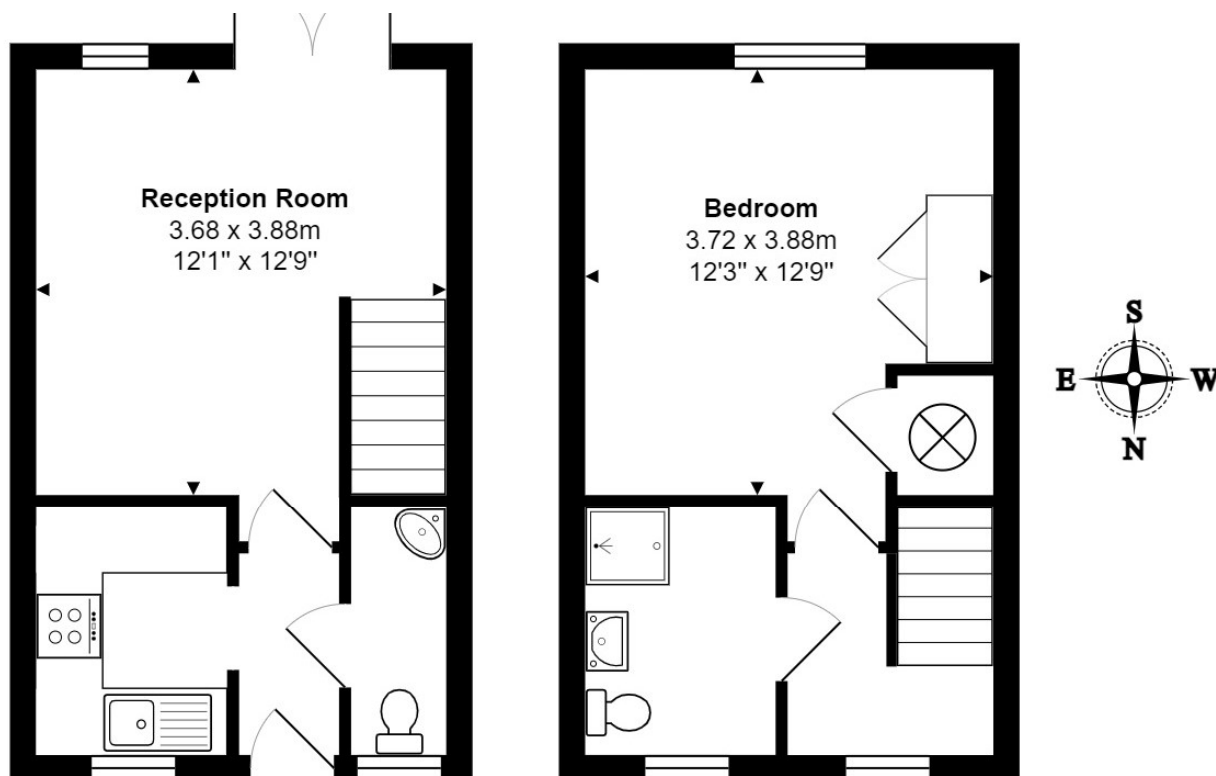
Services: Mains water and drainage, mains electricity. Heating is electric.

Annual service charge: £3093 which covers ground maintenance, buildings insurance, exterior maintenance, the laundry, visitors apartment, emergency response alarm system and management services.

Broadband Speeds: Ultrafast Broadband available with speeds of 1000Mbps (Ofcom).

EPC Rating: D

Council Tax: Band B



All measurements are approximate for illustrative purposes only

Total Area: 46.7 m² ... 503 ft²

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	