

# £230,000

# FOR SALE



## 3 Bedroom Maisonette - Kingsbridge

- ❖ 3 Double Bedrooms
- ❖ Secure & Private Parking
- ❖ Central Town Location
- ❖ No Onward Chain
- ❖ Large Lounge/Diner
- ❖ Council Tax Band C
- ❖ Easy Walk to Amenities and Schools
- ❖ EPC Rating C
- ❖ Perfect investment Property or First Home



## 4 Albion Gardens, Kingsbridge



### Property Summary:

Right in the heart of Kingsbridge, this 3-bedroom maisonette offers the perfect blend of space, convenience, and versatility. Whether you're looking for a buy-to-let investment, a family home, or a bolt-hole, this property ticks all the boxes. With three generous double bedrooms, a bright and spacious lounge/diner, and the rare bonus of private parking, this is an opportunity you won't want to miss.

### 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:**

Located in the popular Albion Court complex at the top of Fore Street, 4 Albion Gardens is ideally situated for the amenities and the schools.

Step through the UPVC front door with stairs to the first floor, where you'll find a bright and spacious entrance hallway. To the left, the open-plan lounge and dining room—connected by an archway—create a welcoming space perfect for entertaining. With ample room for a full dining set and a spacious seating area, this room is light and bright and boasts views over the town.

Opposite, the well-equipped kitchen offers plenty of wall and base units, along with designated spaces for a fridge and washing machine. A built-in electric oven with an extractor, a sink with drainer beneath the window, and room for a small breakfast table complete this practical yet inviting space.

Also on this level, you'll find a generously sized double bedroom with built-in storage, as well as the family bathroom featuring a bath with an overhead shower, WC, and basin, plus an obscured window for privacy.

**Second Floor:**

Upstairs, there are two additional double bedrooms, each featuring Velux windows that fill the rooms with natural light and built-in storage for added convenience.

A large storage area on this floor provides even more practicality, making this home as functional as it is cosy.

**Outside:**

Albion Court has communal gardens with washing lines for all residents. 4 Albion Gardens comes with its own allocated parking space right outside the front door for added convenience.

**Further Information & Services:**

**Tenure:** Leasehold

**Leasehold Information:** 189 years from 1990 with 154 years remaining. Ground rent £50 per annum and service charge of £1600 per annum.

**Services:** Mains electricity and water. Gas central heating.

**Broadband Speeds:** Ultrafast Broadband available with speeds up to 1600Mbps (Openreach)

**EPC Rating:** C

**Council Tax:** Band C

This property is made of standard construction.

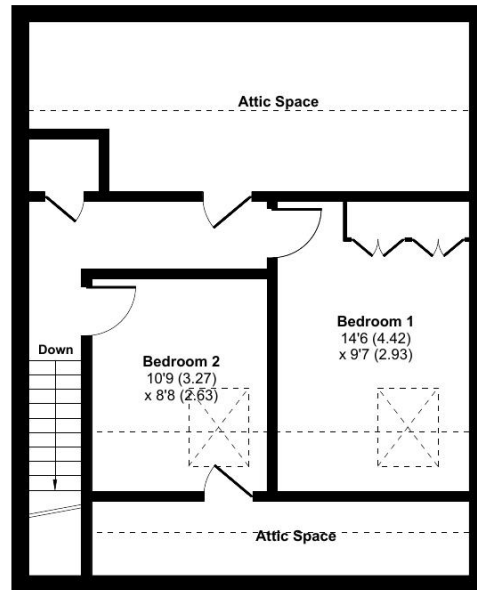
# Albion Gardens, Kingsbridge, TQ7

Approximate Area = 1078 sq ft / 100.1 sq m

Limited Use Area(s) = 236 sq ft / 21.9 sq m

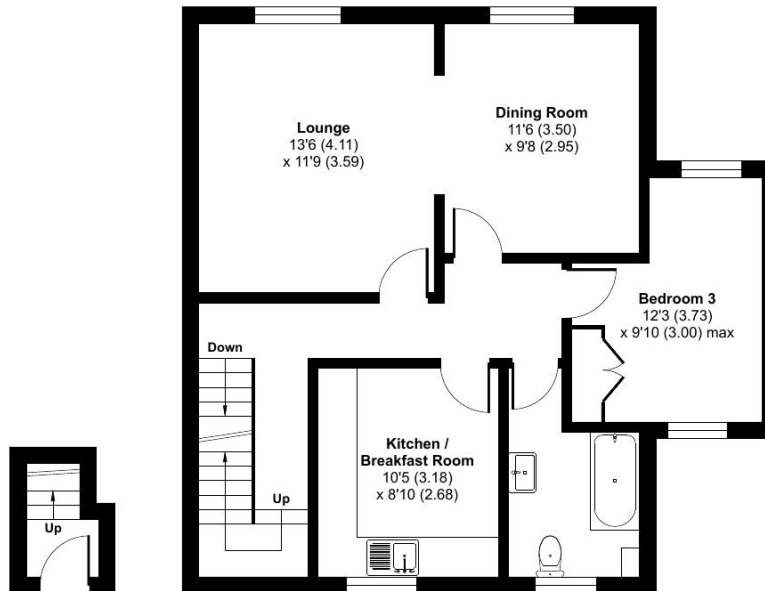
Total = 1314 sq ft / 122 sq m

For identification only - Not to scale



Denotes restricted head height

**SECOND FLOOR**



**GROUND FLOOR**

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1248403



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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