



2 British School, Church Street

Kingsbridge, TQ7

Guide Price £225,000



2



1



1



E



## 2 British School, Church Street

Kingsbridge, TQ7 1DD

### Summary:

Modern two-bedroom apartment with stunning views across Kingsbridge. With no onward chain and having been recently refurbished, this property is ready to move straight into so early viewing is recommended.

### The Property:

This beautifully renovated two-bedroom apartment offers the perfect blend of modern comfort and characterful charm.

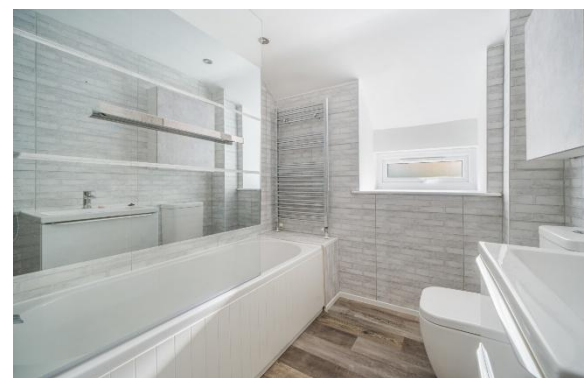
Step through the new front door into a welcoming entrance hall, leading up to a spacious open-plan kitchen, dining, and living area. The newly fitted kitchen boasts sleek countertops, an integrated hob and oven, plus built-in appliances including a dishwasher, fridge, and washing machine. A sink and drainer sit beneath the window, offering picturesque views over the town, while there's ample space for a dining table. The large living area features a charming window seat with a stunning view of the church, perfect for relaxing.

Both bedrooms are spacious doubles, carpeted for warmth and comfort, and overlook a quiet courtyard.

The newly fitted bathroom is tastefully designed with a rainfall shower over the bath, a modern WC, a stylish basin with storage, and a heated towel rail.

Outside, the garden space offers a tranquil retreat with steps leading up to an elevated terrace with a seat.

With a fresh, modern feel throughout, this home is ready to move into and enjoy. Early viewing is recommended!







### **The Location:**

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. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

### **Further Information & Services:**

**Tenure:** Leasehold with the Freehold Included in the Sale.

**Leasehold Information:** 959 years remaining. Service charge of £250 per annum. No Ground Rent Charge.

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

**EPC Rating:** E

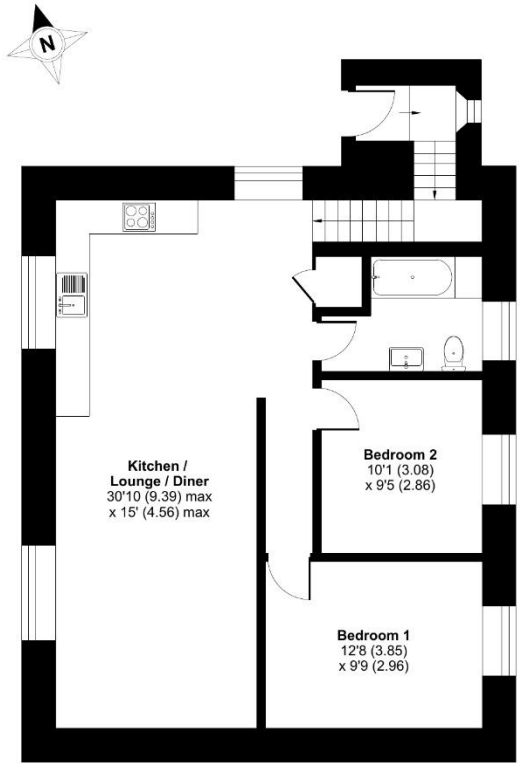
**Council Tax:** Band B

**Broadband Speeds:** Superfast Broadband available with speeds of up to 76Mbps

This property is made of standard construction.

**British School, Church Street, Kingsbridge, TQ7**

Approximate Area = 804 sq ft / 74.6 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition

**Viewing**

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB  
Tel: 01548856685 Email: [info@kingsbridgeestateagents.co.uk](mailto:info@kingsbridgeestateagents.co.uk) [www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

