

# £229,000

# FOR SALE



- ❖ Close to Amenities
- ❖ Victorian 2 Bedroom Period Property
- ❖ Front & Rear Garden
- ❖ Spacious & Bright
- ❖ Lots of Potential for Improvement
- ❖ Wood Burning Stove
- ❖ Investment Opportunity
- ❖ Town Centre Location
- ❖ EPC Rating D
- ❖ Council Tax Band C

## 2 Bedroom House – Kingsbridge



## 1 Leigham Terrace - Kingsbridge

### Property Summary:

Tucked away in the heart of Kingsbridge, this attractive two-bedroom Victorian cottage blends period charm with exciting potential. Just steps from Fore Street, it features cosy living spaces, a wood-burner, and garden views stretching towards the estuary. Whether you're a first-time buyer or looking for your next investment, this hidden gem is ready to be transformed into something truly special.

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



Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

**The Property:**

Tucked away just behind Fore Street, this delightful two-bedroom semi-detached Victorian cottage offers the perfect blend of character and potential in the popular market town of Kingsbridge.

Step through from the rear garden into a compact yet functional kitchen, featuring a range of floor units with work surfaces above and an inset Belfast sink. There is space and plumbing for a washing machine, along with an integrated oven and hob.

From the kitchen, enter a spacious reception room, complete with wooden sash windows overlooking a rear courtyard, a decorative fireplace insert, and built-in storage. This space has the potential to be reconfigured into a stunning kitchen-diner, with the current kitchen transformed into a handy utility room. Under stairs storage adds further practicality.

A door from the main reception leads into a second cosy living space with wooden flooring, a sash window framing lovely town views, and a wood-burning stove for added warmth and charm. This room also opens out to a front garden which is mostly laid to lawn.

Upstairs, the first-floor landing provides access to two bedrooms and a family bathroom.

The generously sized master bedroom is located at the front of the property and boasts a sash window with town views, a decorative fireplace, and solid wood flooring. The second bedroom is a comfortable small double, with a rear-facing window.

The family bathroom features a modern walk-in shower, white WC, and hand basin.

**Outside:**

In addition to the small rear courtyard and front garden, the property also enjoys a further garden space set just behind, accessed via a path. Mainly laid to lawn and complemented by scenic views towards the estuary, it's an ideal spot to relax and unwind. A brick-built storage shed is also located directly behind the property.

Benefiting from gas central heating and brimming with character, this charming home would make an ideal first-time buy or investment opportunity. With a touch of internal refreshment, it offers plenty of scope in the heart of Kingsbridge.

**Further Information & Services:**

**Tenure:** Freehold

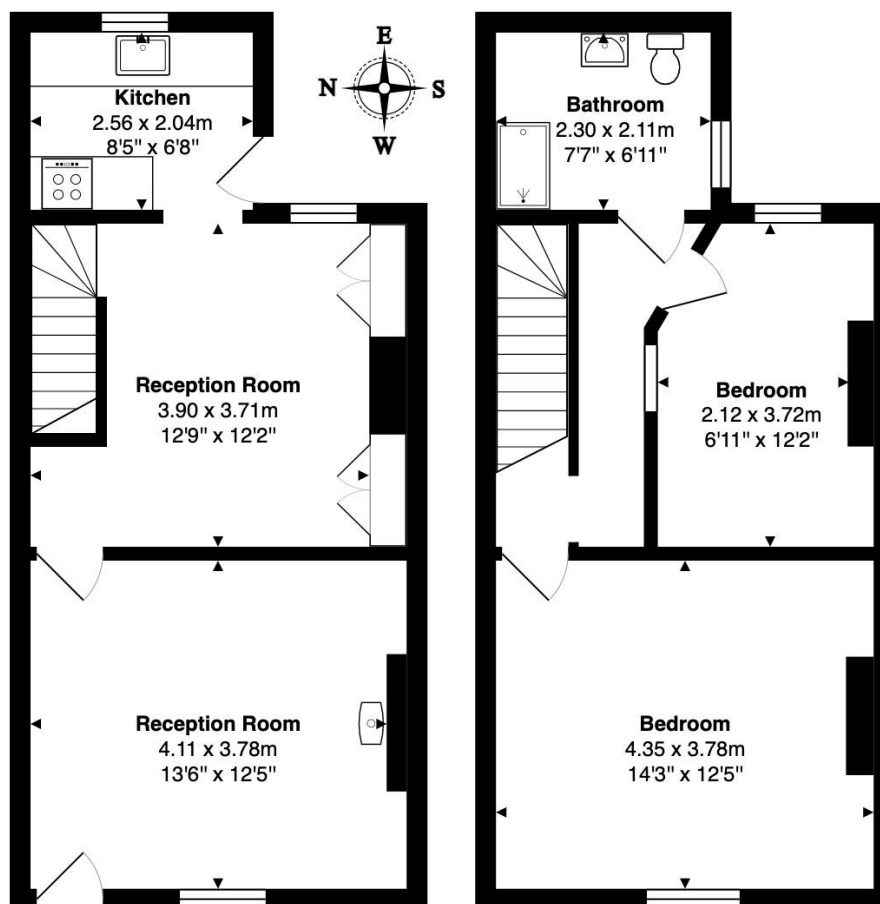
**Services:** Mains water, mains electricity and gas central heating

**EPC Rating:** D

**Council Tax:** Band C

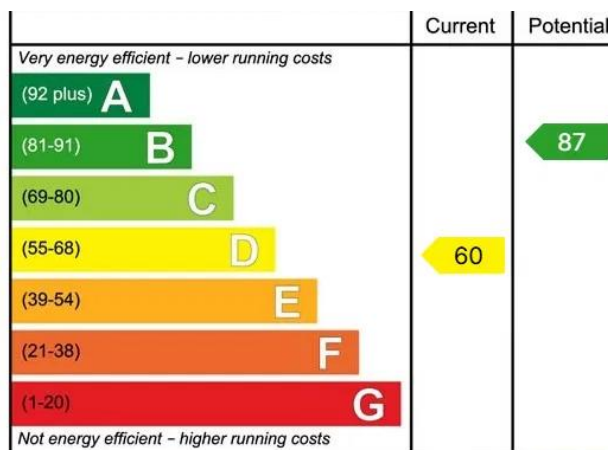
**Broadband Speeds:** Ultrafast Broadband available with speeds up to 1600Mbps.

This property is made of standard construction.



Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Please call to arrange a viewing **Kingsbridge Estate Agents** 01548 856685  
[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)