

£325,000

FOR SALE



3 Bedroom House - Kingsbridge

- ❖ 3 Bedroom Terrace
- ❖ Grade II Listed
- ❖ Private Parking
- ❖ Large Walled Sunny Garden
- ❖ Spacious Interior
- ❖ Town Centre Location
- ❖ Scope to Build a Garage
- ❖ Gas Central Heating
- ❖ Close to the Shops and Schools



146 Church Street - Kingsbridge



Property Summary:

A charming 3 bedroom terraced Grade II listed property in the heart of Kingsbridge. With parking and a large garden as well as spacious interior, this is a rare opportunity to create your dream home starting from a blank canvas.

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**

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The property:

Nestled on the ever-popular Church Street in Kingsbridge, this Grade II Listed terraced property is brimming with charm, potential, and rare features that set it apart – including private parking and a generously sized sunny garden with scope to build a garage (subject to planning).

Step inside and you'll find a spacious and welcoming entrance hallway with stairs leading to the first floor and doors to the living space. The versatile layout on the ground floor offers multiple reception rooms including a characterful lounge complete with a beautiful stone fireplace and woodburning stove, a dining room and a large sun room/conservatory. The kitchen has been stripped back – ready and waiting to be transformed into your ideal culinary space.

Upstairs, the home offers three well-proportioned bedrooms and a family bathroom. The entire property has been stripped back to its bones, providing a rare chance to fully refurbish and design the interior exactly as you envision – a true blank canvas with period features still intact and ready to shine.

This is more than just a renovation project – it's a chance to create a new home that is bursting with character features.

Outside:

There is a large walled garden to the rear of the property which is mainly laid to lawn and has a large concrete freestanding area which (subject to planning) could be used for a garage or large shed. There is a small outbuilding also available for storage.

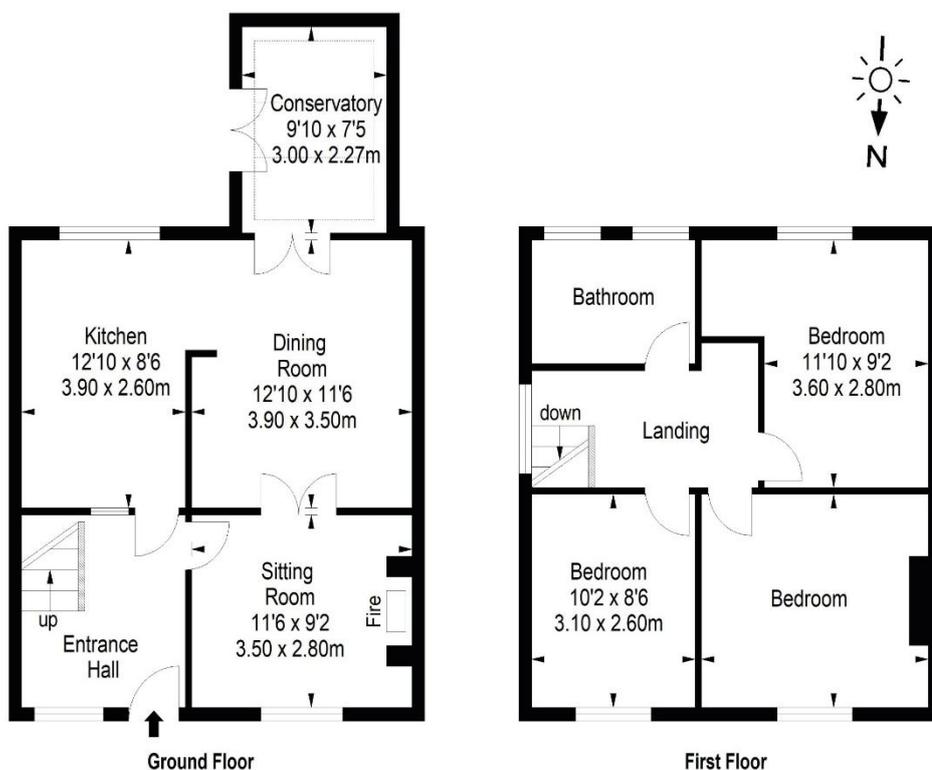
Access is also available at the rear of the property which has a private allocated parking space, made available through access from the neighbouring property.

Opportunities like this don't come up often – book your viewing today and explore the potential for yourself.

Services & Further Information:

COUNCIL: South Hams District Council. Band C
SERVICES: Mains electricity, water, Gas

TENURE: Freehold
EPC RATING: TBC



Approximate Gross Internal Area = 92.16 sqm / 992 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

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