

£220,000

FOR SALE



2 Bedroom Cottage - Kingsbridge

- ❖ 2 bedroom terraced cottage
- ❖ Beautifully presented
- ❖ Additional Loft Room Space
- ❖ Open plan living space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Character Cottage Features
- ❖ Sunny, enclosed garden
- ❖ Popular Village location
- ❖ No Onward Chain
- ❖ Within Walking Distance to amenities and schools
- ❖ Price reflects work required on roof



90 Church Street, Kingsbridge

Property Summary:

A charming two-bedroom cottage in the heart of Kingsbridge, featuring an elevated, enclosed garden and two spacious double bedrooms as well as a further loft conversion room. Beautifully presented, this property is attractively priced to reflect the need for roof repairs and requires a cash purchaser. An ideal choice for a home, buy-to-let investment, or holiday rental.

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:

Situated in the heart of Kingsbridge, this characterful two-bedroom cottage offers a warm and inviting living space with charming period features.

A small inner porch leads into a spacious lounge and dining area, complete with wood flooring, a cosy wood burner, and a large window offering views of the park.

Characterful stone steps lead up to the modern kitchen complete with wall and base units, an integrated undercounter fridge and integrated dishwasher. A dedicated nook accommodates a Range oven and the sink sits beneath the window. The room benefits from an orangery roof which brings in plenty of natural light. The rear stable door leads to the steps to the garden.

A separate utility area offers space for a washing machine and dryer, along with ample storage.

Upstairs, the first floor hosts two double bedrooms, both featuring built-in storage and charming exposed beams. One bedroom offers a unique additional space, ideal for a walk-in wardrobe, small study, or nursery area.

The modern bathroom includes a bath, separate shower unit, basin, WC, and towel warmer and is complemented by characterful beams set within the walls.

The converted top floor offers a spacious loft room with a private WC and additional storage. However, it is clear that substantial remedial work is needed on the roof. As the loft conversion does not have the necessary building regulations approval, the property cannot officially be classified as a three-bedroom home, although the current owners do use it as such.

Outside:

The enclosed rear garden is laid to lawn with planted beds and is a elevated position to catch the sunshine.

There is a pathway leading to a large garden shed and a rear access point.

With its character features, garden, and central location, this property presents a fantastic opportunity for a home, buy-to-let investment, or holiday rental.

Further Information & Services:

Tenure: Freehold

Services: Mains Electricity and Water, Gas Central Heating

EPC Rating: C

Council Tax: Band B

Broadband Speeds: Ultrafast broadband available with speeds up to 1000Mbps (Openreach)

The roof is in poor condition and requires complete replacement, which the current owners do not intend to undertake. A full roof survey is strongly recommended. Due to the extent of the required work, the property is only suitable for cash buyers. It is advisable to consult a surveyor or planning consultant to determine whether building regulations approval can be obtained for the loft conversion once the roof has been repaired, in order to restore the property to a three-bedroom layout.

This property is made up of standard construction.

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

www.kingsbridgeestateagents.co.uk

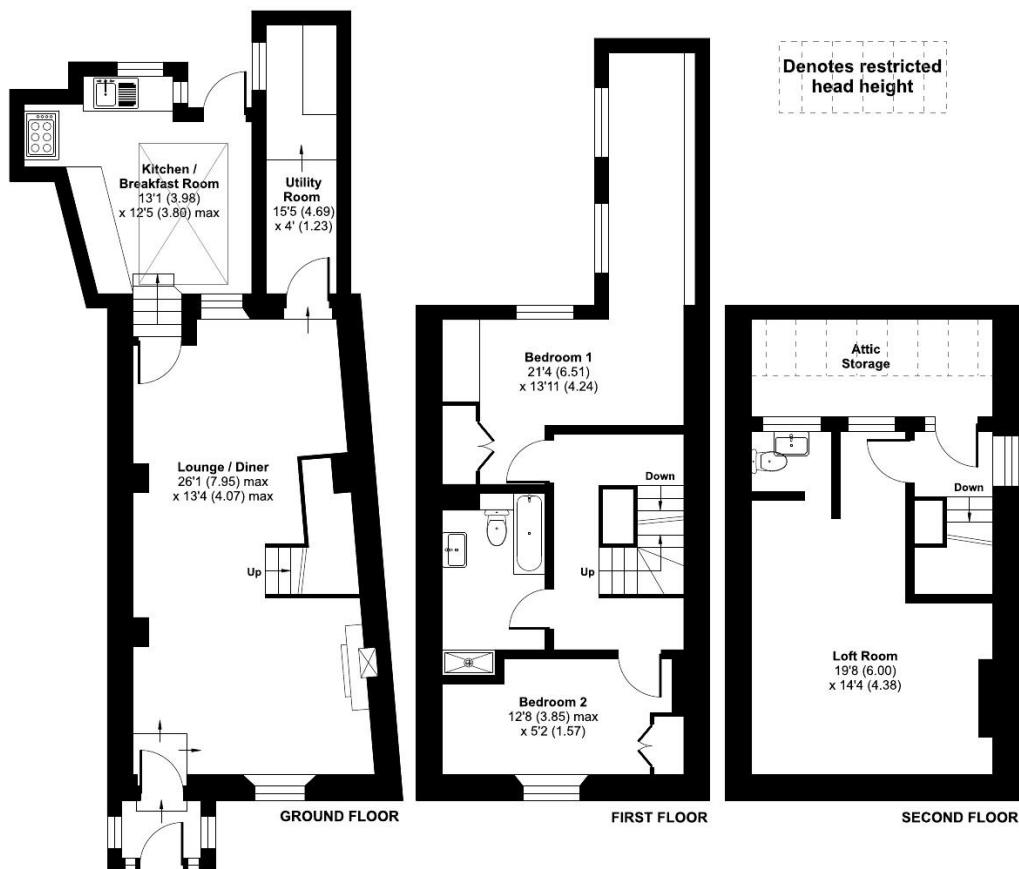
Church Street, Kingsbridge, TQ7

Approximate Area = 1312 sq ft / 121.8 sq m

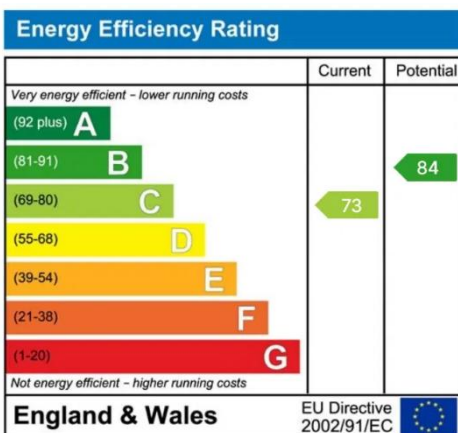
Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1357 sq ft / 125.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1239008



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

www.kingsbridgeestateagents.co.uk