

£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
- ❖ Due to current condition, this property needs to be a cash only purchase



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. As the property has been stripped back and has no kitchen and bathroom, it is not possible to get a mortgage so needs to be a cash only purchase.

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 wood burning 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. Due to the current condition of the property, it is not currently mortgageable so buyers will need to be cash only or purchased with a bridging loan.

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 neighbouring land which abuts the road.

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

Services & Further Information:

Tenure: Freehold

Services: Mains water, electric and gas. Gas Central Heating.

Broadband Speeds: Ultrafast Broadband available with speeds of 1600Mbps (Openreach).

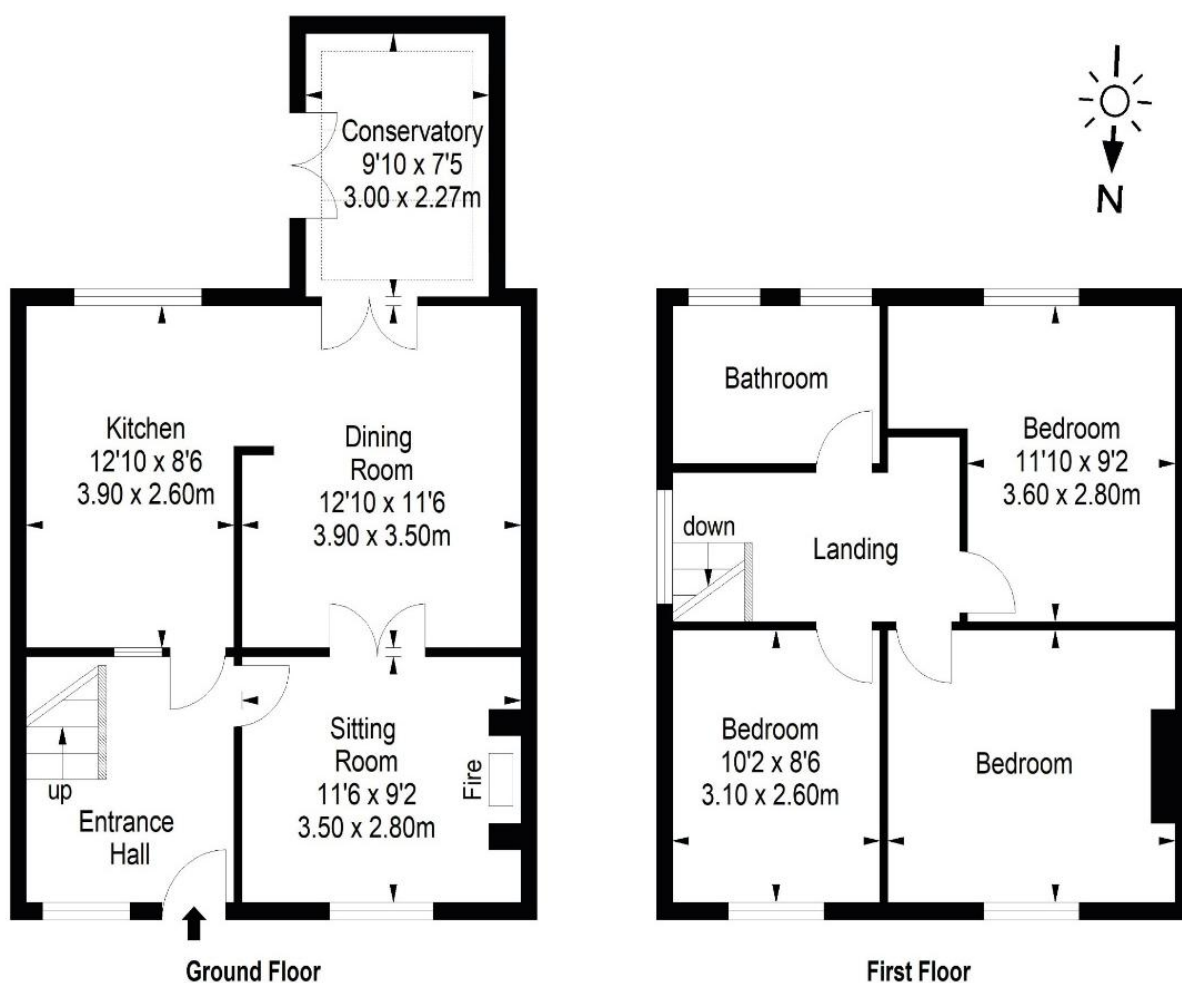
EPC Rating: TBC

Council Tax Band: C

The Property is of Standard Construction.


Important Note for Buyers:

We have been advised that the current lender is seeking possession of this property. As such, a sale will need to be agreed and progressed promptly to avoid repossession proceedings. Interested parties should be aware of this urgency when considering their position.



Approximate Gross Internal Area = 92.16 sqm / 992 sq ft

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

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	
Not energy efficient – higher running costs		
England & Wales	EU Directive 	

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