

£154,950

FOR SALE

**KINGSBRIDGE**  
ESTATE AGENTS

- ❖ Town Centre Location
- ❖ Two Double Bedrooms
- ❖ Outside, Private Terrace
- ❖ Large Storage Area
- ❖ Walking Distance to Amenities
- ❖ Beautifully Presented

## 2 Bedroom Apartment, Kingsbridge



## 61A Fore Street, Kingsbridge

### Property Summary:

A spacious two-bedroom first-floor flat with private roof terrace, offering bright open-plan living, two double bedrooms, and modern finishes throughout. Conveniently located on Fore Street and ideal for first-time buyers or investors, with an estimated 6% rental yield. Please note: positioned above a commercial property, so lending restrictions may apply.

### About the Area:

Kingsbridge is a charming market town in South Devon, nestled in the South Hams Area of Outstanding Natural Beauty. Situated at the head of the Kingsbridge Estuary, it offers stunning scenery, a vibrant town centre with independent shops, cafés, and restaurants, as well as excellent access to nearby beaches and coastal walks. Perfect for those seeking a mix of countryside and coastal living.

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

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## The Property:

Located on Fore Street, this spacious two-bedroom first-floor flat offers practical, well-presented accommodation with the added benefit of a private roof terrace.

Access is via a secure ground floor entrance, with stairs leading up to the flat's private front door. The entrance hallway provides useful space for coats and storage.

The accommodation includes an open-plan kitchen and living area, two double bedrooms, and a family bathroom. The main bedroom is a generous double, while the second bedroom is a smaller double. Both are positioned at the front of the property and feature double-glazed sash windows.

The living area is bright and functional, with space for seating and dining. The kitchen is fitted with a range of units, worktop space, an integrated oven and hob with extractor, and plumbing for a washing machine. A patio door opens onto a roof terrace—ideal for outdoor seating.

The bathroom includes a bath with shower over, WC, and hand basin.

There is also a useful storage area for 61A that is accessed externally on the ground floor. This is approximately 1.6 metres x 0.9 metres with a height in excess of 2 metres.

The property benefits from gas central heating and double glazing throughout. With a conservative estimated rental income of £795 per month, the flat could offer a gross yield of around 6%, making it a suitable option for both investors and first-time buyers.

**Important note:** As the property is located above a commercial property, some mortgage lenders may apply stricter criteria.

Buyers are advised to seek financial advice before viewing.

## Further Information & Services:

**Tenure:** Leasehold with 250 years from July 2016, with 241 years remaining. Ground Rent is £225 per annum. Service charge payable annually to Friary Homes Devon Ltd of £802. There is currently a sinking fund available.

**Council Tax Band:** Band A

**EPC Rating:** C

**Construction Type:** Standard brick/block

**Utilities:** Mains Water Supply, Mains drainage, Gas central heating, Mains electricity.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2 and Three. Signal strength may vary.

**Broadband Availability:** Full Fibre Broadband available – speeds up to 1600 Mbps (Openreach)

**Flood Risk:** According to the Environment Agency, the property is in low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None known

**Restrictive Covenants / Rights of Way:** None known

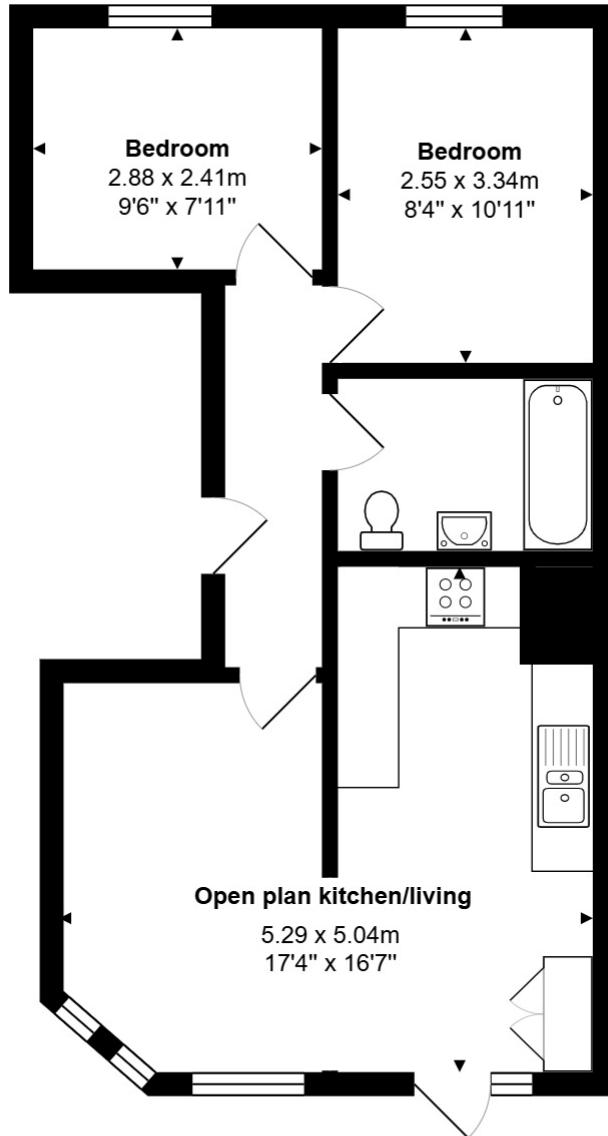
**Location Above Commercial Premises:** Yes, above a commercial property.

## Additional Notes

*Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.*

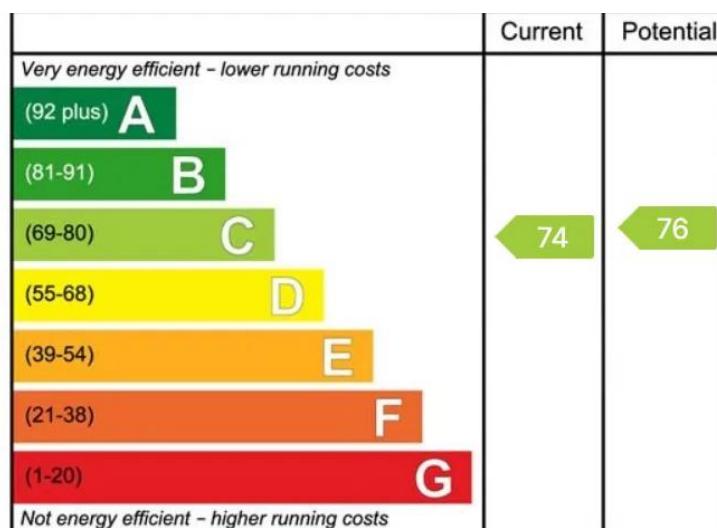
## Disclaimer

*Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by the agent and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should be sought.*



Total Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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