

# £245,000

# FOR SALE



- ❖ Sunny, enclosed garden
- ❖ Easy walking distance to amenities
- ❖ Spacious Living Space
- ❖ Quiet Lane off Fore Street
- ❖ Modern bathroom
- ❖ Estuary Glimpse
- ❖ Council Tax Band B

## 2 Bedroom Terraced Cottage - Kingsbridge



## 3 River View Place, Kingsbridge



### Property Summary:

A lovely 2 bedroom cottage in the centre of Kingsbridge behind Fore Street. This cottage benefits from a beautiful, fully enclosed garden, 2 bedrooms and a spacious living/dining area. There is some scope for modernisation but the property is ready to move in and make your own.

### 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.

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## The Property:

3 River View Place is a lovely characterful cottage tucked out of the way behind Fore Street in Kingsbridge making it the perfect home for someone looking for peace but still having all the convenience of the amenities just being a couple of minutes' walk away.

Enter the property into the compact but well-maintained kitchen which consists of plenty of wall and floor units as well as space for a fridge freezer oven and gas hob with extractor over. The window over the sink gives you a view of your front courtyard and there is also space and plumbing for a washing machine or dishwasher.

One step up takes you to the lounge/diner which is a large room with windows either end making the room bright and airy. There is a decorative stone effect fireplace with exposed stone and stone hearth which adds character to the room. A wood burner could be fitted as the chimney is functioning but not currently utilised. A door to the end takes you to the handy porch to the rear of the house and stairs take you to the first floor.

Upstairs, bedroom 1 is a large double room with views over the rear garden and across town towards the estuary. There is plenty of storage space with the built in cupboards. Bedroom 2 is a small double room overlooking the courtyard at the front of the house and the allotments next door.

The bathroom is clean and modern and consists of a large bath with shower above, WC and basin with plenty of storage and even room for a condenser dryer. The obscure glass window adds some natural light and the boiler is located in a cupboard behind the door.

## Outside:

At the front, a welcoming courtyard offers plenty of space for pots and plants, with the added bonus of a useful external store.

To the rear, the enclosed garden provides a private, low-maintenance haven with a stone patio, shingle, and flower borders. There's ample space for a shed, as many neighbouring properties have chosen to add.

## Property Information:

**Tenure:** Freehold

**Council Tax Band:** B

**EPC Rating:** D

**Construction Type:** Standard brick/block

**Utilities:** Mains water supply and drainage. Mains electric. Mains Gas. Gas Central Heating.

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

**Broadband Availability:** Superfast and Ultrafast fibre available – check via Ofcom or supplier

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

**Planning or Development Issues:** None Known

## 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 Kingsbridge Estate Agents 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.*



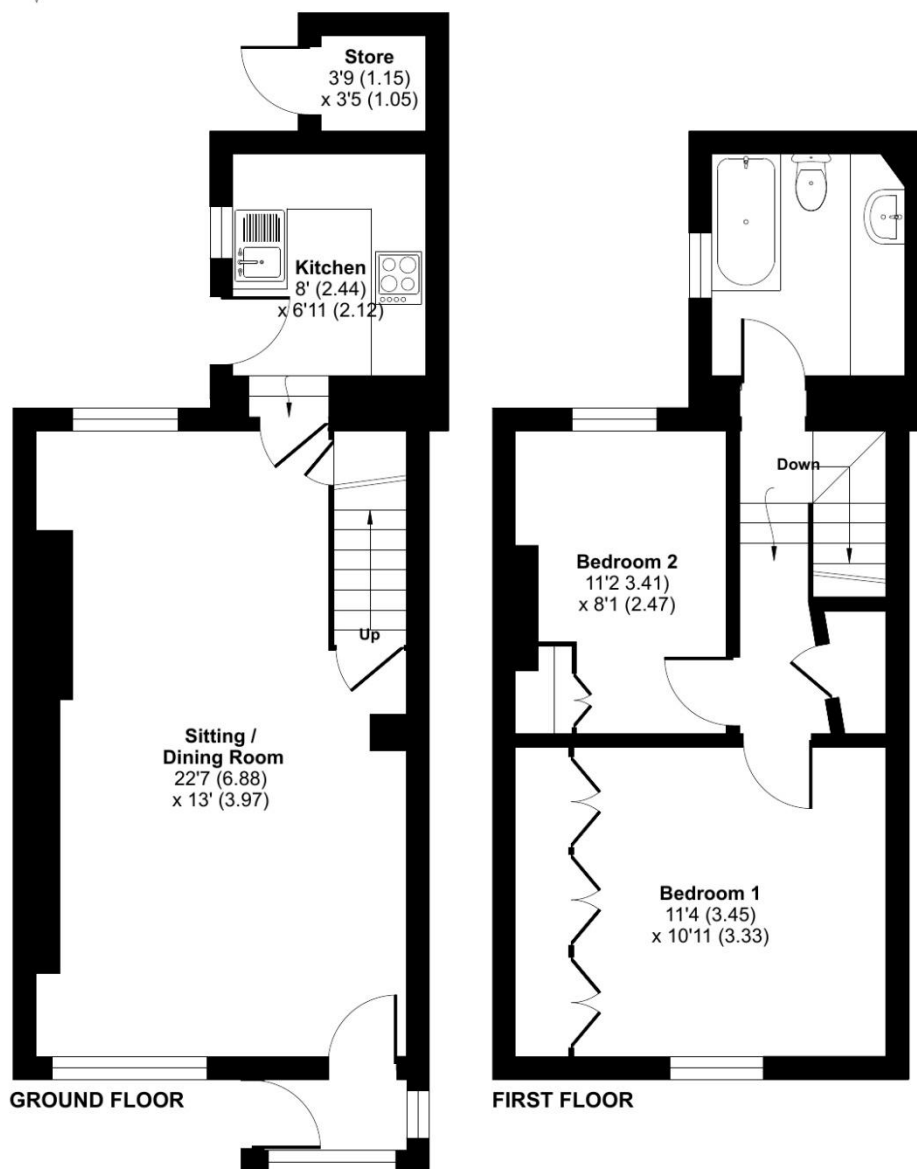
## River View Place, Kingsbridge, TQ7

Approximate Area = 756 sq ft / 70.2 sq m

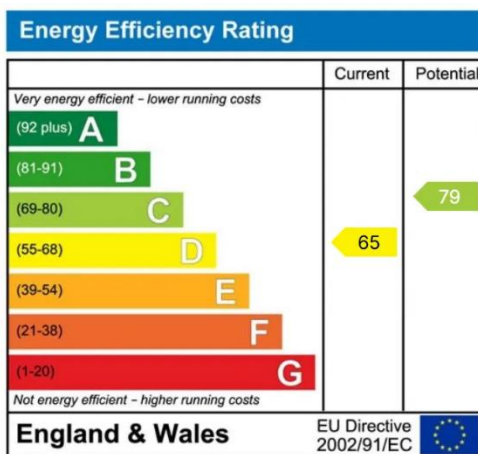
Store = 13 sq ft / 1.2 sq m

Total = 769 sq ft / 71.4 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). © nrichcom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1344386



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