

£110,000

FOR SALE



1 Bedroom Apartment - Kingsbridge

- ❖ 1 bedroom apartment
- ❖ Renovation required
- ❖ No Onward Chain
- ❖ Walking Distance to Amenities
- ❖ Spacious Living Space
- ❖ Residents Parking
- ❖ Council Tax Band A
- ❖ EPC Rating C
- ❖ Perfect Investment Property



4 Hurrell Court, Kingsbridge



Property Summary:

A spacious one-bedroom flat in Kingsbridge with residents' parking, offering a large bedroom, generous living/dining area, and excellent investment potential with scope for full renovation. No onward chain.

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:

4 Hurrell Court is a first-floor, one-bedroom flat conveniently located close to the centre of Kingsbridge.

Accessed via communal stairs, the UPVC front door opens into a welcoming reception hall with doors to all rooms and an airing cupboard housing the hot water tank.

The semi-open-plan living space offers excellent potential to be fully opened up to create a modern, functional layout. Two front-facing windows provide natural light and partial countryside views.

The double bedroom is a good size, featuring a rear-facing window and built-in single wardrobe.

The bathroom includes a low-level WC, hand wash basin, and bath with shower over, with the boiler also located here.

Benefiting from gas central heating and double glazing, the property would benefit from internal refurbishment but presents an excellent opportunity as a first-time purchase or buy-to-let investment.

Once updated, it is expected to achieve a rental income in the region of £725–£750 per calendar month.

There is a communal car park to the rear of the building for residents parking.

Property Information:

Tenure: Leasehold. 125 years from 14 August 2000 with 99 years remaining. Lease expires 14/08/2125. Service charge of approx £410 per annum (split as £99 per annum for insurance, £311.04 per annum service charge). Managed by Livewest.

Council Tax Band: A

EPC Rating: C

Construction Type: Presumed standard brick/block but survey would be required to confirm.

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

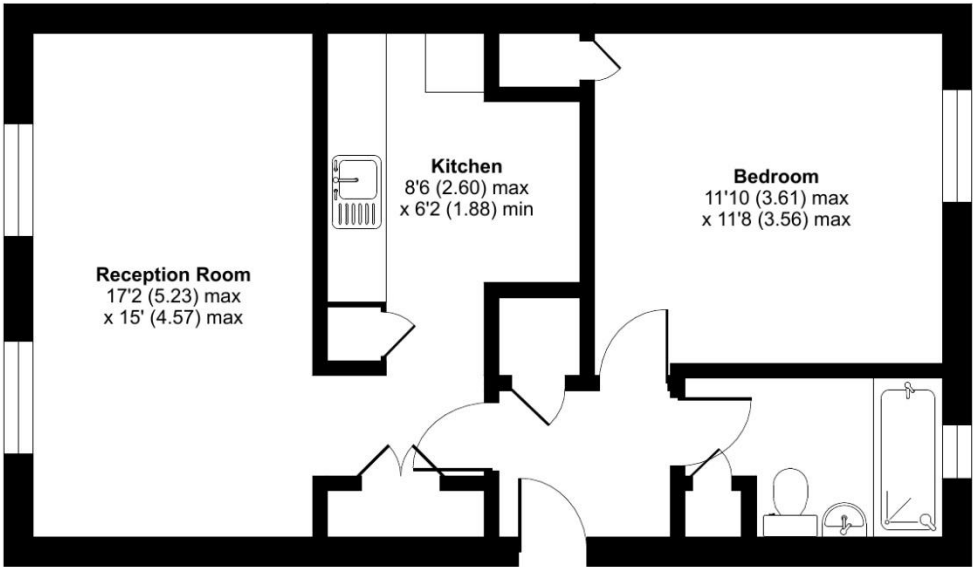
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

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.

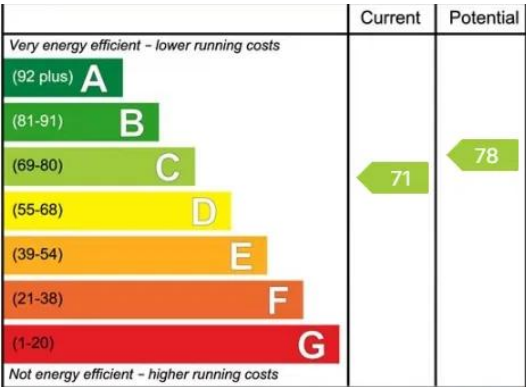
Hurrell Road, Kingsbridge, TQ7

Approximate Area = 528 sq ft / 49.1 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1344534



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