

£230,000

FOR SALE



- ❖ Private, Courtyard Location
- ❖ Walking Distance to Amenities
- ❖ Estuary Views
- ❖ Courtyard Garden
- ❖ Beautifully Presented
- ❖ No Onward Chain
- ❖ Perfect First Home or Investment
- ❖ Recently Redecorated

2 Bedroom Maisonette - Kingsbridge



4 Coronet Place, Kingsbridge



Property Summary:

Delightful two-bedroom maisonette tucked away in a private courtyard just off Fore Street, offering stunning estuary views from the living area and a private garden.

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:

Tucked away in a quiet position just off Fore Street, this charming two-bedroom home enjoys glimpses of the estuary and surrounding countryside, while being within easy reach of Kingsbridge town centre.

Stone steps lead to the main entrance, opening into a hallway and stairs to the main living accommodation. The heart of the home is a bright, dual-aspect living room with lovely views and an open-plan kitchen. The kitchen is fitted with a range of units, work surfaces, an electric oven with extractor above, sink with drainer, and space for a fridge freezer.

The principal bedroom is a generous double with large window and built-in wardrobes providing excellent storage. The second bedroom is a single room, ideal as a guest space or home office, with a built-in cupboard.

A spacious family bathroom includes a bath with shower over, WC and hand basin. The gas boiler is also located here, along with a built-in cupboard providing plumbing and space for a washing machine.

Outside, the property benefits from a courtyard garden laid to gravel, perfect for low-maintenance outdoor seating or al fresco dining.

With double glazing, gas central heating, and flexible accommodation, this home would make an ideal first-time purchase, buy-to-let investment, or bolt-hole by the sea.

Property Information:

Tenure: Share of Freehold with flat below. Leasehold of 999 years effective from 2025. No service charge or ground rent. Any costs to be agreed with flat below for sinking fund if required.

Council Tax Band: A

EPC Rating: C

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.

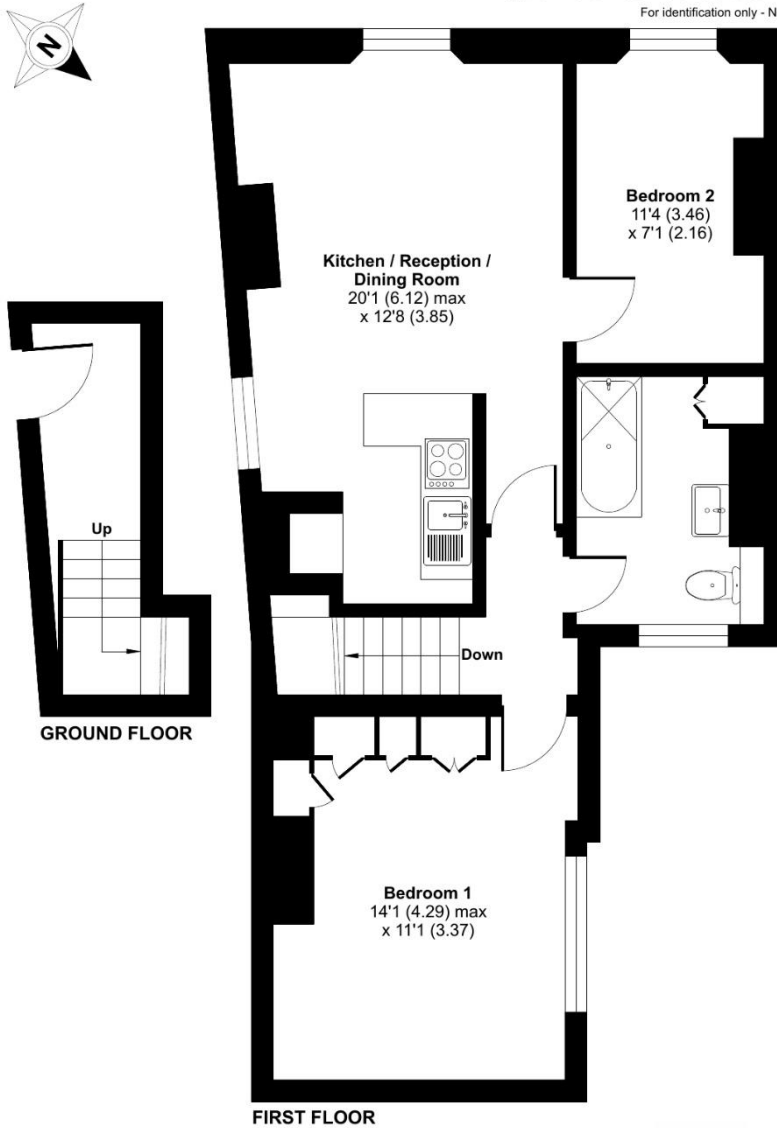
Disclaimer

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.

Coronet Place, Fore Street, Kingsbridge, TQ7

Approximate Area = 661 sq ft / 61.4 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). © nichecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1354429



	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

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