

£169,950

FOR SALE



Two Bedroom Flat - Kingsbridge

- ❖ 2 bedroom flat
- ❖ No Onward Chain
- ❖ Perfect Investment Property
- ❖ Communal Gardens
- ❖ Private off – road parking
- ❖ Popular Town Location
- ❖ Council Tax Band A



3 Retreat Close, Kingsbridge



Property Summary:

A well-presented two-bedroom apartment featuring a spacious lounge, ideally located within easy walking distance of local amenities. The property benefits from residents' parking and communal gardens, and is offered with 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:

This well-proportioned two-bedroom ground floor apartment offers light and spacious accommodation throughout, making it an ideal first home, downsizer property, or investment purchase.

On entering the property, you are welcomed into a generous hallway providing access to all rooms. The bright lounge features dual-aspect windows and a decorative fireplace, creating an inviting living space. The kitchen is well sized and fitted with a range of wooden wall and base units, an electric oven with hob over, a sink with drainer beneath the window, and space and plumbing for additional appliances including a washing machine, fridge freezer, and dryer.

The main bedroom is a comfortable double with built-in storage and overhead cupboards, while the second bedroom is a versatile single room, ideal as a home office or nursery. The bathroom is fitted with a white suite comprising a basin, WC, and bath with tiled surround.

Externally, residents benefit from communal gardens with drying areas, as well as a residents' car park with one allocated space and one visitor permit.

Conveniently located within close proximity to the town centre and its amenities, this property is expected to appeal to a wide range of buyers. Please note, the property cannot be used as a holiday let or second home, and must be occupied as a main residence or long-term rental.

Property Information:

Tenure: Leasehold. 125 years from 1984 with 83 years remaining. The lease extension is in the process of being applied for at 990 years. Ground rent of £10 per annum. Service charge of £438.38 per annum. Managed by Livewest.

Council Tax Band: A

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 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.

IMPORTANT NOTICE:

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are issued in good faith and are intended to give a fair description of the property, but they do not form part of any offer or contract. Any description or information provided should not be relied upon as a statement or representation of fact, nor as confirmation that the property or its services are in good condition.

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If there are any important matters likely to affect your decision to purchase, please contact us before arranging to view the property. All statements contained in these particulars as to this property are made without responsibility on the part of Kingsbridge Estate Agents.

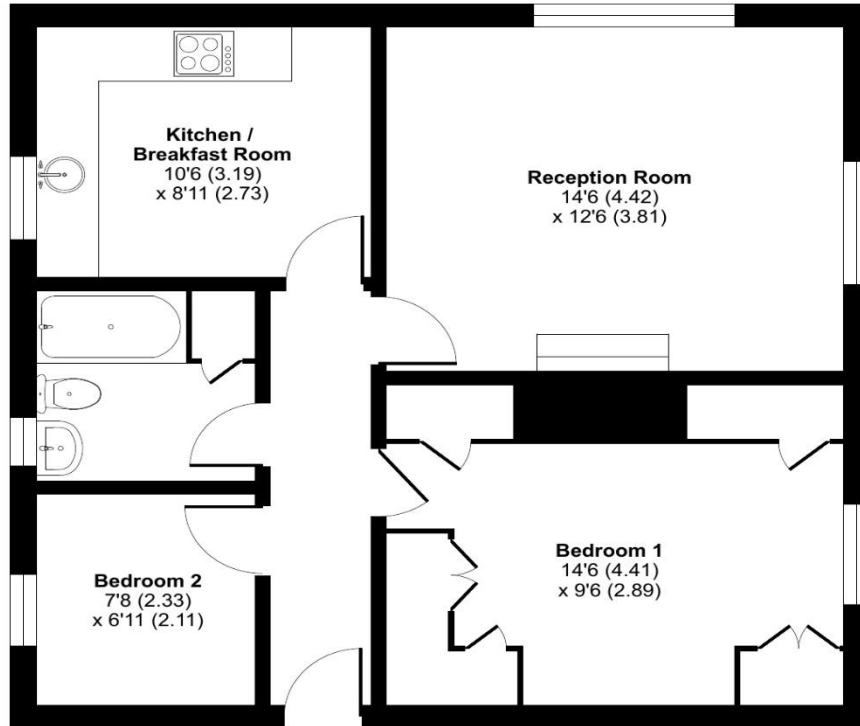
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Retreat Close, Kingsbridge, TQ7

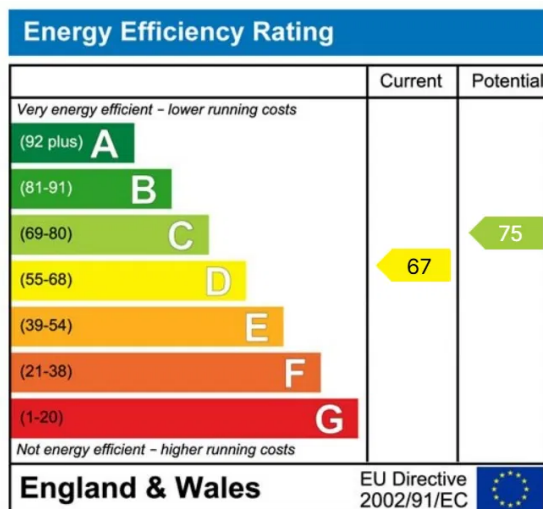
Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1360206



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