

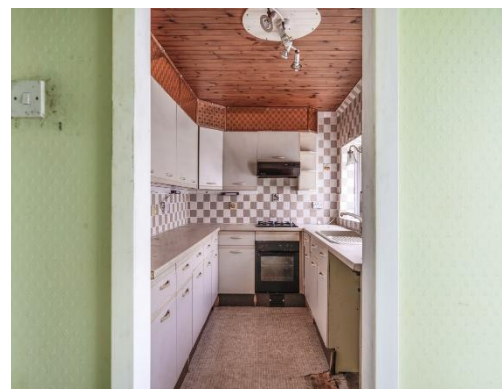
£200,000

FOR SALE



- ❖ Renovation Opportunity
- ❖ Two Double Bedrooms
- ❖ Large, Enclosed Garden
- ❖ Close to Amenities
- ❖ Walking Distance to Local Schools
- ❖ EPC Rating D
- ❖ Council Tax Band B
- ❖ Woodburning Stove

2 Bedroom Terraced House - Kingsbridge



52 Wallingford Road, Kingsbridge

Property Summary:

Situated in the heart of Kingsbridge, this two-bedroom terraced home offers exciting potential. With a cosy living space complete with wood-burner, two double bedrooms and a generously sized garden, it presents a wonderful opportunity for transformation. In need of modernisation throughout, it's ideal for first-time buyers or investors seeking their next project.

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.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk



The Property:

This characterful 2-bedroom terraced house offers an exciting opportunity for buyers looking for a renovation project with real potential. Tucked away in a popular residential area, the property boasts original features and a generous garden, making it ideal for investors or those looking to create a lovely family home.

Step inside to a spacious entrance hallway with handy under stairs storage. A door leads through to the large, bright lounge, complete with a feature wood burning stove and exposed character beams, offering a warm and homely feel.

The kitchen, while in need of modernisation, provides plenty of storage as well as plumbing for a washing machine and dishwasher and space for a small dining table. Beyond the kitchen is a conservatory which opens out to the garden. This space is likely to need replacing, but it offers a great opportunity—whether to rebuild as a single-storey extension or follow the neighbouring example and create a two-storey addition (subject to planning).

Upstairs, the property offers two double bedrooms—one overlooking the front and the other the rear garden— and both benefiting from built in storage. The large bathroom features a walk-in shower, WC, and basin, all in need of updating.

Outside, the rear garden is a standout feature. From the patio area just outside the conservatory, steps lead down to a spacious lawn bordered by established shrubs and plants, creating a lovely outlook and plenty of outdoor potential.

In need of work throughout, this property would make an excellent renovation project or a great investment for those looking to add value and create a stylish rental or family home.

Further Information & Services:

Tenure: Freehold

Services: Mains water, mains electricity and gas central heating

EPC Rating: D

Council Tax: Band B

Broadband Speeds: Ultrafast Broadband available with speeds up to 1600Mbps.

Flood Risk: Very Low

This property is made of standard construction.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.

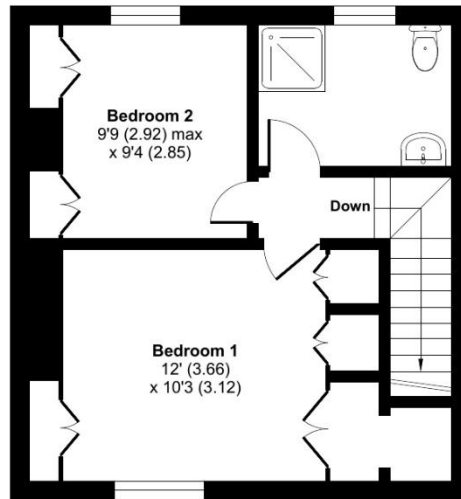
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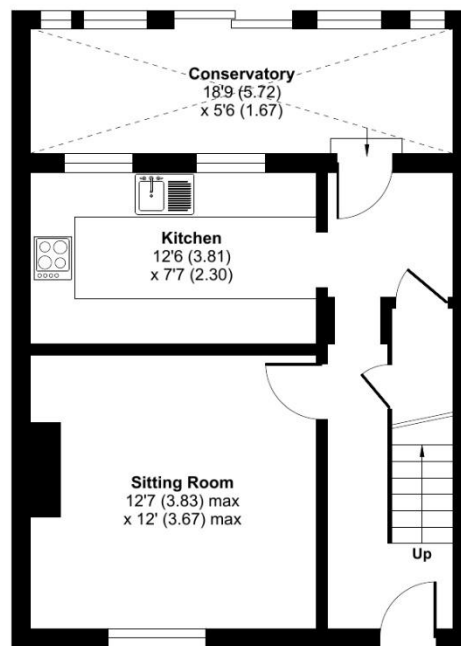
Wallingford Road, Kingsbridge, TQ7

Approximate Area = 863 sq ft / 80.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1273288



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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