

£169,950

FOR SALE



2 Bedroom First Floor Flat, Kingsbridge

- ❖ No Onward Chain
- ❖ Recently Refurbished
- ❖ Far-Reaching Views
- ❖ Walking Distance to Amenities
- ❖ Garage & Additional Parking
- ❖ Communal Gardens
- ❖ Perfect First time Buy or Investment Purchase
- ❖ Vacant Possession
- ❖ Two Bedrooms



10 Saffron Court, Saffron Road, Kingsbridge



Property Summary:

Spacious two bedroom first floor flat with far-reaching views over Duncombe Park and the town beyond. With no onward chain, this is a perfect first time purchase or investment buy.

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:

Enjoying a lovely elevated position with far-reaching views across Duncombe Park and the town beyond, this well-presented first floor flat offers bright, comfortable living and remains close to amenities.

A well-kept and welcoming communal lobby leads to the staircase up to the first floor. Inside, the property features a hallway with doors to all rooms, a cupboard housing the water tank, a generous double storage cupboard, and loft access.

The lounge is a good size, filled with natural light and enjoying those stunning town and park views. The kitchen is fitted with attractive blue base units, wood worktops, and a sink beneath the window, with space for a washing machine, plus an electric oven and hob.

There are two bedrooms – a spacious main bedroom with exceptional views, and a second single bedroom with built-in storage. The bathroom includes a bath with electric Mira shower over, basin, and WC.

The property benefits from electric heating, new carpets, and upgraded insulation, creating a clean and comfortable home that's ready to move into.

Outside, residents can enjoy the communal gardens, and the flat also comes with a garage and 3 communal parking spaces.

Further Information & Services:

Tenure: Leasehold. 999 year lease with 956 years remaining. Ground rent £50 per annum. Annual Service Charge £1020 to Saffron Court Limited (resident-owned management company). The landlord is responsible for the building structure including external walls and windows, shared stairs and corridors, grounds and insurance; all covered in the management fee.

Council Tax: Band B

EPC Rating: C

Construction: Standard Construction of timber frame, tiled roof, uPVC windows.

Services: Mains water, mains sewerage, main electric. Electric heating and immersion heater.

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

Garage is included in the sale but is on a different title.

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.

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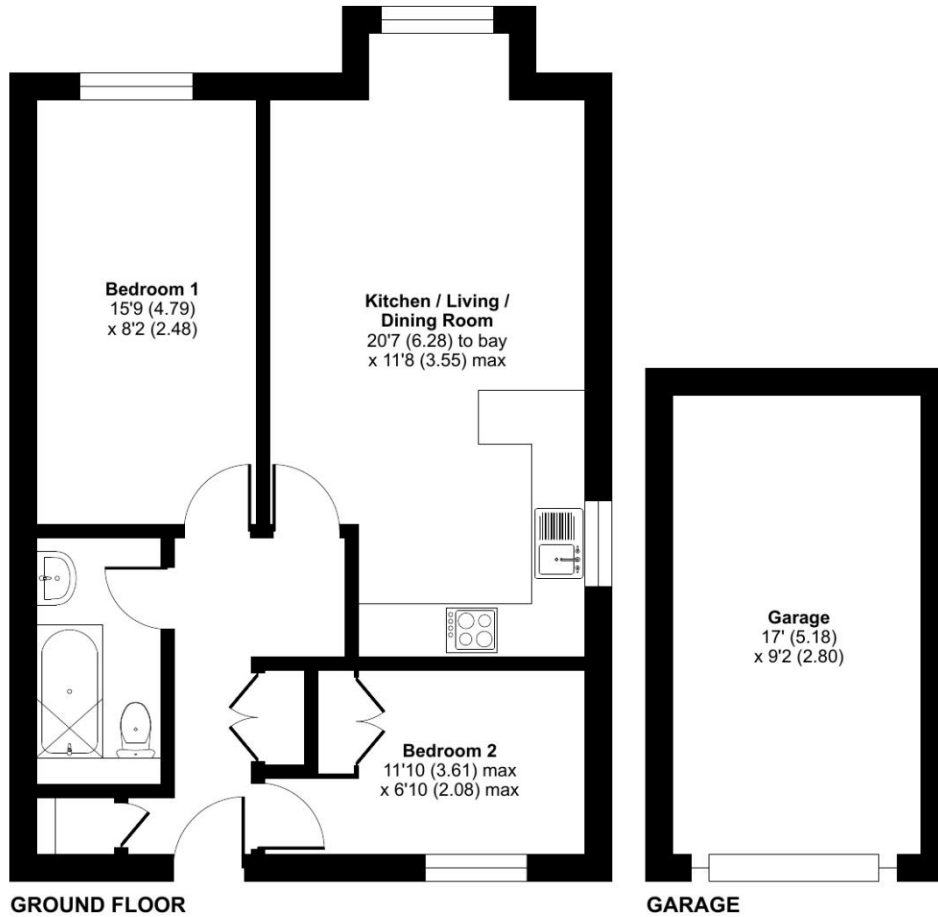
Saffron Court, Saffron Park, Kingsbridge, TQ7

Approximate Area = 579 sq ft / 53.7 sq m

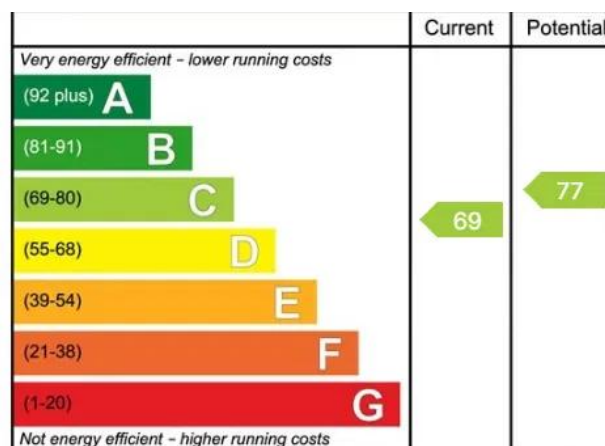
Garage = 156 sq ft / 14.4 sq m

Total = 735 sq ft / 68.1 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: 1374204



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