

£175,000

FOR SALE



2 Bed Ground Floor Flat - Kingsbridge

- ❖ Allocated Parking
- ❖ Council Tax Band C
- ❖ Ground Floor Flat
- ❖ Walking Distance to Amenities
- ❖ Two Double Bedrooms
- ❖ No Onward Chain
- ❖ Town Centre Location
- ❖ Communal gardens



3 Albion Gardens, Kingsbridge



Property Summary:

Two bedroom ground floor apartment based in the centre of Kingsbridge and benefitting from allocated parking and communal gardens. Perfect first home, downsizer or investment property.

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**

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The Property:

The property is entered via a uPVC front door into a useful entrance porch, ideal for storing coats and boots and onto the hallway, which provides access to all rooms.

The kitchen is fitted with modern units and includes an integrated fridge/freezer, eye-level oven, electric hob with extractor, and space and plumbing for a washing machine. A sink is positioned beneath a front-facing window, giving the room plenty of natural light. The kitchen also houses the gas boiler and offers space for a small dining table and chairs, making it a bright and practical everyday space.

The lounge is a comfortable and well-proportioned room, featuring French doors opening onto the communal garden, creating an excellent indoor-outdoor flow and an ideal space for relaxing or entertaining.

The main bedroom is a generously proportioned double room located to the rear elevation, offering a bright and spacious feel. The second bedroom is also a well-sized double with a window to the front elevation.

The bathroom features a walk-in shower, WC, wash basin, and an obscure-glazed window allowing natural light while maintaining privacy.

Completing the accommodation is a large storage cupboard located at the end of the corridor, providing excellent additional storage.

Outside, there is a communal garden, laid to grass and an allocated parking space to the front of the property.

Further Information & Services:

Tenure: Leasehold. 189 year lease with 166 years remaining. The lease was extended in 2020. There is no ground rent and the service charge is £1046.82 per annum for communal areas, managed by SBA Property Management.

Services: Mains electric, gas, water and drainage. Gas central heating.

EPC Rating: C

Council Tax: Band C

Construction Type: Standard brick with slate roof.

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

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.

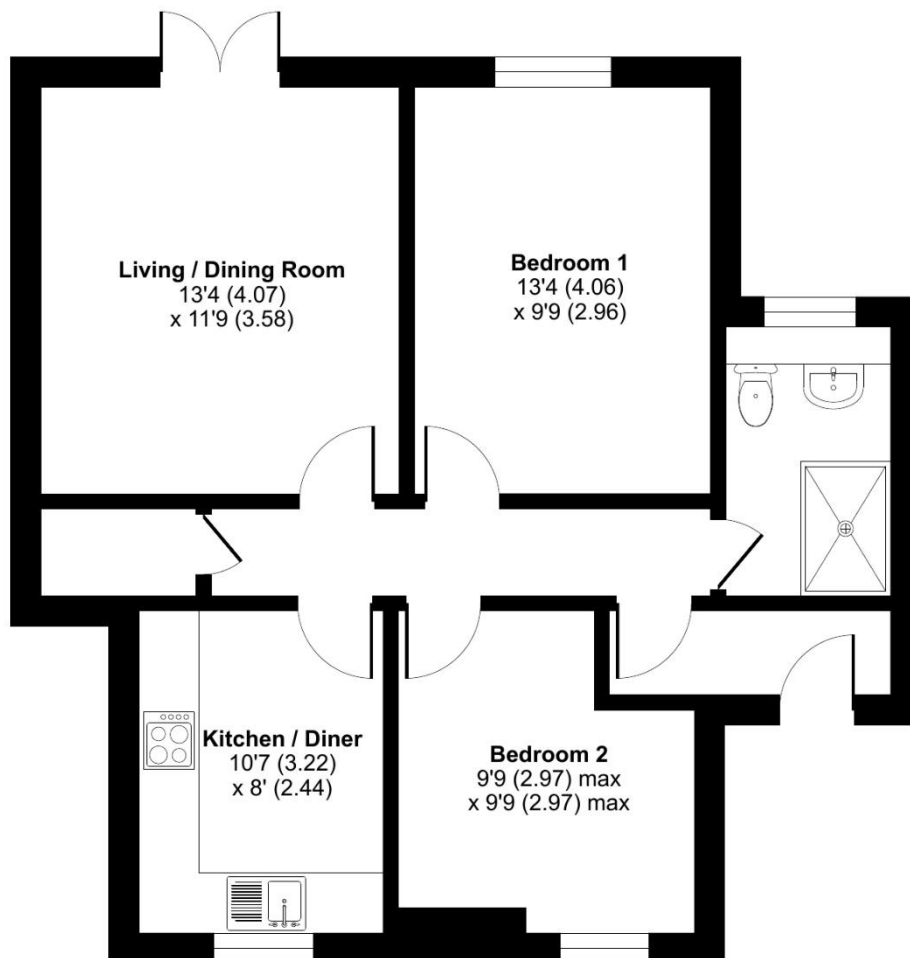
Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

Albion Gardens, Kingsbridge, TQ7

Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale

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GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1400796



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

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