

£175,000

FOR SALE



## 2 Bedroom Maisonette - Kingsbridge

- ❖ 2 bedroom Maisonette
- ❖ Beautifully presented
- ❖ Open plan living space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Residents Parking
- ❖ 2 Double Bedrooms
- ❖ Close to Amenities
- ❖ Communal green



## 8 Courtlage Walk, Kingsbridge



### Property Summary:

A lovely 2 bedroom maisonette in the centre of Kingsbridge, perfect buy-to-let or first time buy property. With 2 double bedrooms and open plan living space, this is a property that must be seen.

### 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.

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

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## The Property:

8 Courtlage Walk is a well presented first floor two bedroom maisonette located within easy walking distance of the town centre, With PVCu double glazing and gas central heating, the property also has access to a residents car parking area. Please note that this property was built for South Hams District Council and may not be used as a holiday or second home but would make a perfect first time buy or a buy-to-let investment.

Enter the property through the entrance hall with space for coats and shoes and stairs to the first floor and to a roomy landing.

The Reception Room to the right is a spacious and bright open plan room with laminate flooring and window overlooking the front green. There is plenty of space for sofas and a small dining table and two radiators to keep it cosy in the cooler months.

The kitchen consists of a range of white gloss wall and floor units, single drainer stainless steel sink unit and a built in gas hob and electric cooker with extractor over. There is a built in fridge and built in freezer along with plumbing for a washing machine. A window above the sink brings in lots of natural light to the room.

Bedroom 1 is a good-sized double room with window overlooking the green and a built in cupboard.

Bedroom 2 is another large double L-shaped room with window to the rear.

The Bathroom is a white suite made up of panelled bath, electric shower over bath, wash hand basin, low level WC, heated towel rail and a window with obscure glass to the rear.

## Outside:

There is a communal green to the front of the property and bin store. There are car parks for residents only at the front and back of the property.

## Services & Further Information:

**Services:** Mains water, electric and gas. Gas Central Heating.

**Tenure:** Leasehold. Length of lease 125 years with 88 years remaining. Ground rent £10 per year, annual service charge of £310.20 and Building Insurance £100 per year.

**Broadband Speed:** Superfast Broadband available with speeds of 80Mbps (Ofcom).

**EPC Rating:** C

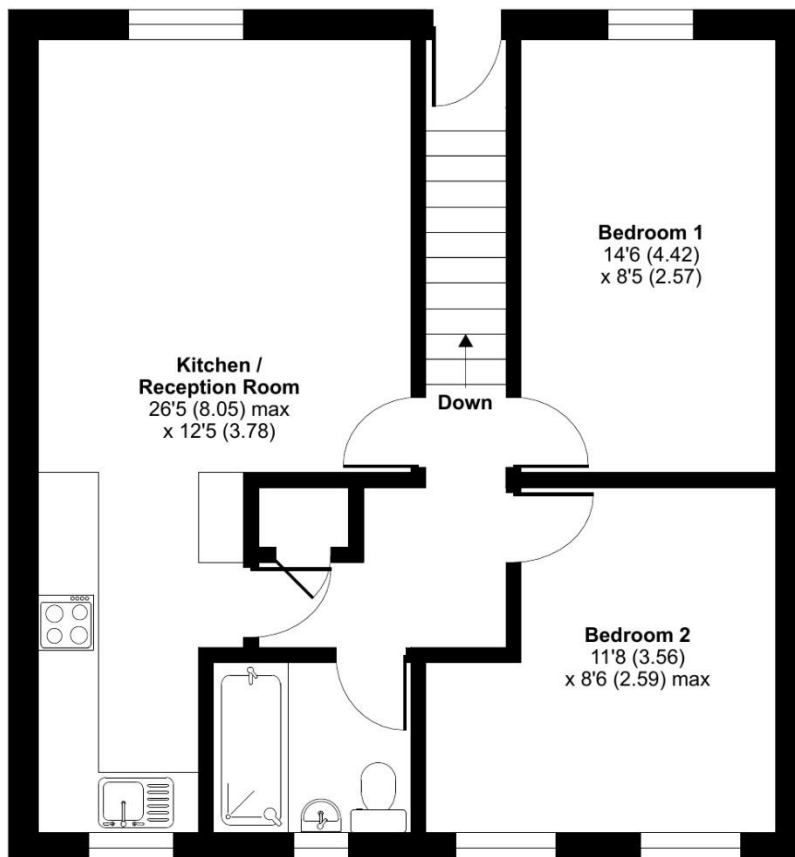
**Council Tax Band:** A

The Property is of Standard Construction.

# Courtlage Walk, Kingsbridge, TQ7

Approximate Area = 649 sq ft / 60.3 sq m

For identification only - Not to scale




FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1145175



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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