



Connells

Church Street
Kingsbridge

Church Street Kingsbridge TQ7 1BY

for sale guide price
£210,000



Property Description

This charming 2-bedroom cottage is centrally located in the heart of Kingsbridge, with a park and local amenities nearby. As a Grade II listed property, it retains many original period features, offering a unique blend of character and charm.

Inside, the spacious living room provides a welcoming space filled with natural light, perfect for both relaxing and entertaining. The cottage boasts two good-sized bedrooms, offering ample space for a variety of needs, whether as a master bedroom and guest room or as flexible spaces for a home office or studio.

The property also includes multiple storage options throughout, ensuring a tidy and organised living space. A dedicated utility room adds to the home's practicality, offering additional space for laundry and storage. The well-appointed bathroom combines modern essentials with the cottage's historic charm.

Outside, the rear garden offers a private outdoor retreat, ideal for gardening, relaxation, or al fresco dining.

With its central location, historical features, and ample storage, this Grade II listed cottage offers a rare opportunity to own a piece of Kingsbridge's heritage while enjoying modern-day comfort and convenience. A perfect blend of history, space, and location-this property is not to be missed!

Lounge

11' 2" max x 19' 4" max (3.40m max x 5.89m max)

Double glazed window to front, open fire with mantle surround, fitted cupboard and shelving units, radiator to side, fitted bookshelf, serving hatch to kitchen, stairs to first floor, door access to kitchen and utility.

Kitchen/Utility

10' 3" max x 5' 1" max (3.12m max x 1.55m max)

Wall and base mounted units, space for fridge/freezer, stainless steel sink with tap over, oven/hob with fitted extractor hood over, serving hatch to lounge/diner, Sky light, door access to utility and bathroom.

Utility: Wall mounted units with space under for appliances such as washing machine/tumbledryer, BIASI boiler, Double glazed UPVC Door to rear garden, window to rear.

Bedroom 1

11' 8" max x 9' 8" max (3.56m max x 2.95m max)

Radiator to rear, built in drawers and wardrobe to side, double glazed window to front.

Bedroom 2

7' 9" max x 8' max (2.36m max x 2.44m max)

Radiator to front, single window to rear, Integrated storage cupboard to both sides.

Bathroom

Obscured window to rear, bath with shower over, low level WC, wash hand basin with fitted storage unit above, radiator to side.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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