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Flat 2, 33 Fore Street



# Flat 2, 33 Fore Street

, Kingsbridge, TQ7 1PG

Salcombe 6 miles. Dartmouth 14 miles. Totnes 13 miles.

An ideal investment property, this centrally located town apartment is set in the quiet rear section of the first floor away from Fore Street in a Grade II listed building within easy reach of all the local amenities and the estuary. Ready for you to put your stamp on with no onward chain this apartment provides two generous double bedrooms, sitting room, bathroom and a separate shower room. Viewing is highly recommended.

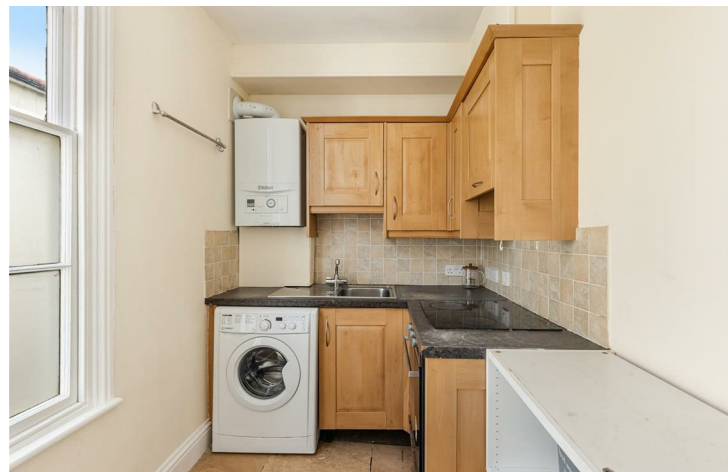
- No Onward Chain
- Town Centre Location
- Two Double Bedrooms
- Lots Of Potential
- Leasehold
- Ideal Investment, First Home, Holiday Let Or Bolt Hole
- Easy Walk To Amenities, Restaurants And Estuary
- Shower Room And Bathroom
- Viewing Highly Recommended
- Council Tax Band: A

## Offers In Excess Of £125,000

### SITUATION

Located on Fore Street, it is within the very centre of Kingsbridge which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool, walking, horse riding paddle boarding and trout fishing as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate which enables a wealth of outdoor activities and good living.

It is around 4 nautical miles to Salcombe, Devon's southernmost town with a beautiful harbour, unspoilt estuary and excellent range of fine shops, restaurants and inns etc. A mecca for yachting and water sports, Salcombe also offers lovely sandy beaches and spectacular cliff top walking and is surrounded by beautiful rolling countryside.



## DESCRIPTION

Flat 2, 33 Fore Street provides an exciting opportunity to either own your first home, for those searching for an ideal centrally located bolt-hole or indeed for an investor for long term rental or as a holiday let. This spacious second floor apartment, whilst located on Fore Street is nicely tucked away to the rear of the building providing a tranquil haven, it has two double bedrooms and a spacious living room that requires some redecoration whilst providing a blank canvas to make home.

## ACCOMMODATION

Access via a communal entrance hall to the front door and into; A spacious sitting room with good ceiling height and sash window overlooking the side aspect, open to the kitchen that is fitted with a range of units, integrated oven and hob, space for washing machine, wall mounted Vaillant gas boiler serving hot water and central heating. There are two generous double bedroom along with a family bathroom complete with bath with shower over, WC and wash hand basin and a separate shower room.

## SERVICES

Mains water, drainage, electric and gas with gas fired central heating.

Superfast broadband is available at this location along with all major network providers (Ofcom).

## TENURE

Leasehold, 199 years from 2013. Service charge approximately £1077 per annum. Ground rent £275.60 per annum with RPI increase every 5 years. An option could be available to extend the lease to 999 years subject to legal fees.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

## DIRECTIONS

From our Kingsbridge office go up Fore Street and just after Lloyd Maunders on the right hand side the door to the communal entrance will be found.

## INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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>			
(55-68) <b>D</b>		61	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,  
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131

Approximate Gross Internal Area  
61.8 sq m / 666 sq ft

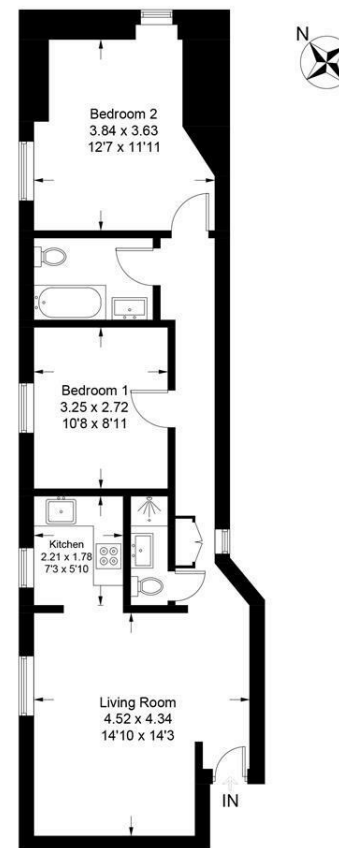


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