



40, Church Street



STAGS

40, Church Street

, Kingsbridge, TQ7 1DD

Salcombe 6 miles. Totnes Mainline Station 13 miles. Nearest shops in under 500 metres

A beautifully fully refurbished, 2 double bedroom, 1 en-suite, period property that has been finished to the highest of standards throughout. Outside space and set within a short stroll to the estuary and towns amenities.

- Pretty Period Cottage
- Sitting Room With Feature Fireplace
- Two Double Bedrooms
- Rear Detached Garden
- Freehold
- 2 Reception Rooms
- Contemporary Fitted Kitchen
- Opulent Family Bathroom And En-Suite
- Just A Short Stroll To The Estuary And Amenities
- Council Tax Band B

Guide Price £280,000

SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with it's main line train station and good connectivity to London. and Dartmouth are both within easy reach.

DESCRIPTION

Number 40 Church Street is an elegant period property that has been fully renovated to provide a bespoke, boutique cottage with practical touches for warmth & comfort. Conveniently located on a one-way residential street within a few minutes walk to independent shops, bars & restaurants



ACCOMMODATION

The accommodation is deceptively spacious throughout and superbly finished with neutral Farrow & Ball paints. From the entrance hall there is access to a cosy sitting room with original fireplace, inset shelving and white shuttered windows. Along the hallway there are stairs leading up to the first floor and entrance into a spacious dining room complete with a fitted breakfast bench with storage underneath and partly glazed door to the rear courtyard & outhouse. A couple of steps up to the light & airy kitchen fully fitted with contemporary wall & base units, integrated appliances include a BOSCH brushed stainless steel 4-ring gas hob and oven, dishwasher and fridge freezer. Large Velux roof window.

Upstairs there are two fabulous double bedrooms with panelled walls; the rear bedroom benefiting from an en-suite shower room equipped with a large walk-in shower, fitted sink/vanity unit & WC. The family bathroom is sumptuous with a free-standing slipper bath, walk-in shower, sink & WC.

Number 40 has been run as a successful holiday let since 2022 and is listed with booking.com & Airbnb. A parking permit for the local long stay car-park is included.

OUTSIDE

Immediately to the rear of the property is a courtyard with fitted bench and a useful outhouse with plumbing for a washing machine and bin storage. Outside tap & downlight. A wooden gate leads across to steep steps up to a generous garden with views out over the neighbourhood.

SERVICES

Mains water, drainage and electricity with gas fired central heating. Ultrafast broadband is available in this location along with all major mobile networks (Ofcom).

TENURE

Freehold. Please note that the bathroom forms a flying freehold over the neighbours dining room.

LOCAL AUTHORITY

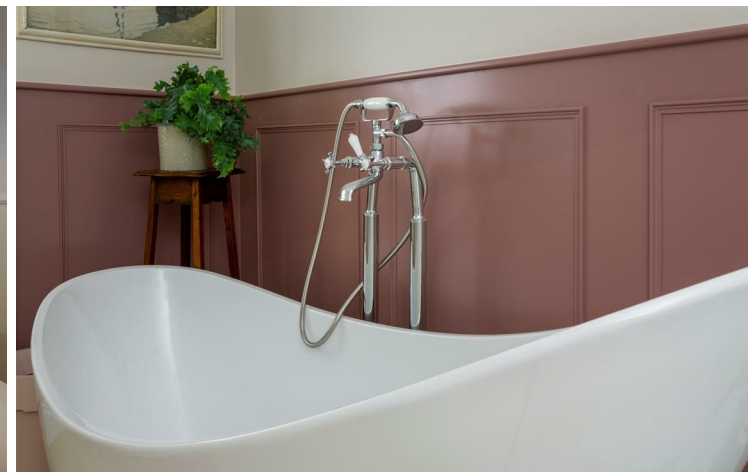
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

DIRECTIONS

From our office head up Church Street where the property can be found approximately half way up on the right hand side.


VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



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.

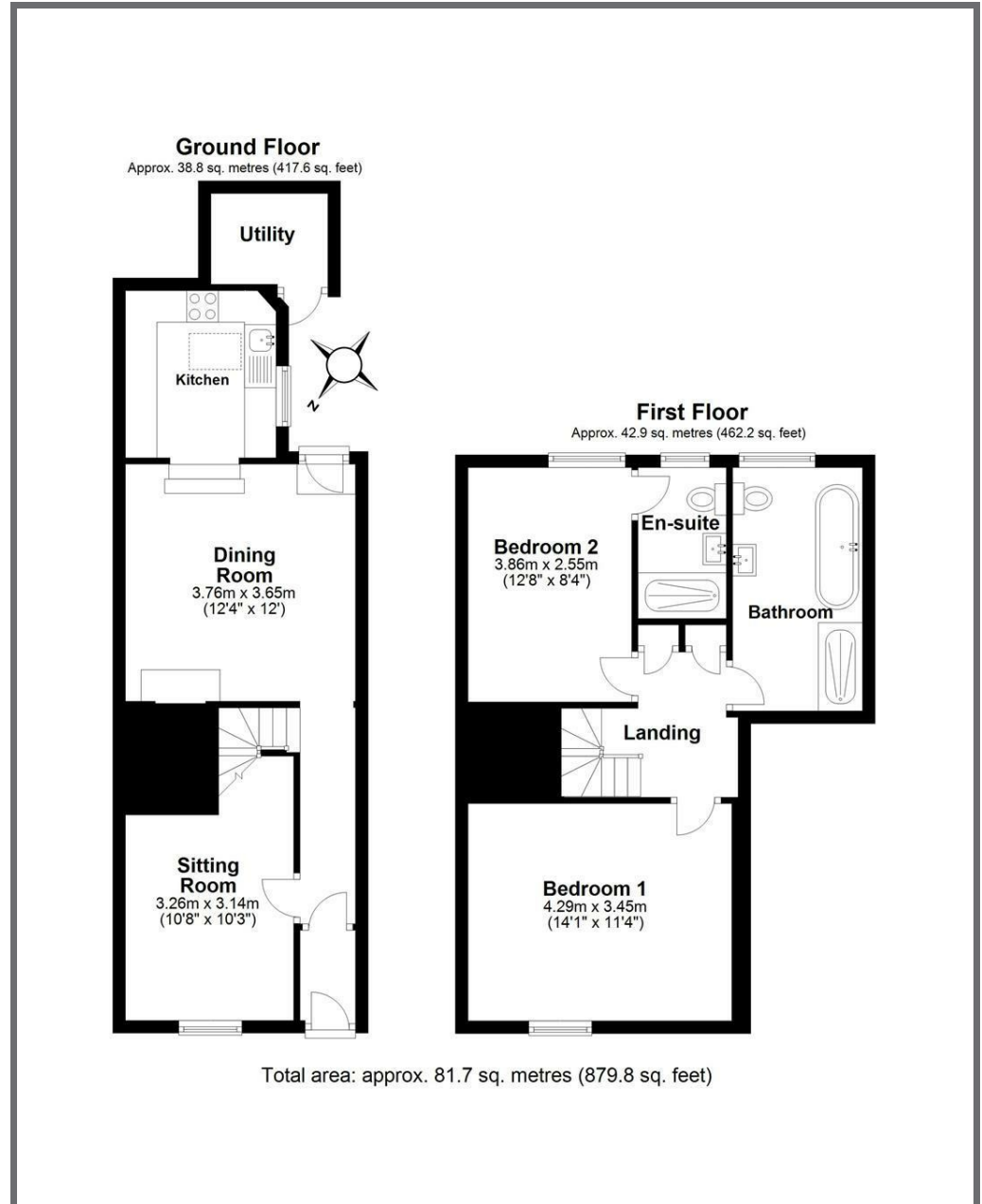


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		85
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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