



104 Fore Street
Kingsbridge, Devon, TQ7 1AW

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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We offer to the market this immaculately presented, Grade II listed townhouse situated in a convenient central town location which offers a perfect blend of modern luxury and homely charm. The property is flooded with natural light, creating a bright and inviting atmosphere throughout. The spacious layout is ideal for both relaxing and entertaining, with a stylish and sophisticated design that exudes elegance.

There is a shared entrance hall with full right of access into the property. Inside the accommodation is arranged over 3 floors and comprises spacious living room with views out to Fore Street, superb kitchen extension with plenty of modern floor and wall units, integrated appliances, sky light and bifold doors opening to the private, enclosed timber decked garden. This is a fantastic place to entertain or simply sit and unwind.

The first-floor houses one of the two double bedrooms and a well-appointed, stylish bathroom with bath and separate shower. On the second floor is a further double and one single bedroom.

The convenient location provides easy access to local amenities, schools, and transport links, making it a perfect choice for families or professionals. This property truly offers a comfortable and contemporary living experience in a desirable neighbourhood.

Contact us today to arrange a viewing and experience the beauty of this property firsthand.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

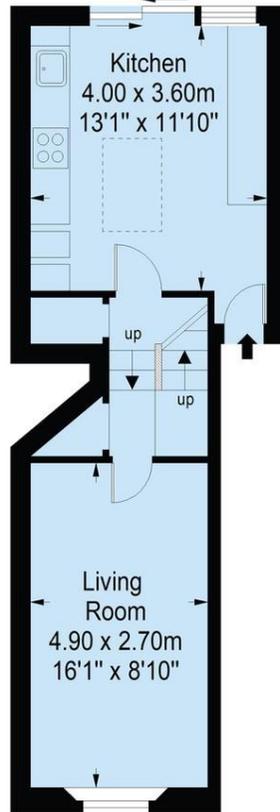
KEY FEATURES

- Grade II listed 3 storey townhouse
- Beautifully presented throughout
- Stunning kitchen extension with bifold doors
- Modern bathroom with separate shower
- Private timber decked garden
- Central town location

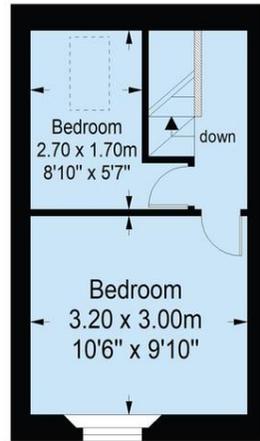
BEDS 3 | BATHS 1 | RECEPTS 1 | EPC - tbc | COUNCIL TAX - C | TENURE - Freehold

SERVICES - Mains electricity, gas, water and drainage. Gas fired central heating. Flying freehold above the shared hallway. Right of access through shared entrance hall.

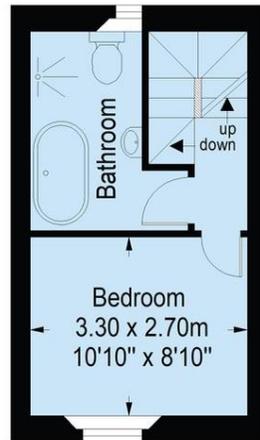
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Ground Floor



Second Floor



First Floor

Total area 75.1 Sq.m
(808 Sq.ft) Approx.



DIRECTIONS

From our office on Fore Street continue up the hill, go past the Methodist Church and the property will be found on your left-hand side just after the entrance to Museum Court.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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