





Luscombe & Maye 150 YEARS



Luscombe & Maye 150 YEARS



Luscombe & Maye 150 YEARS



Luscombe & Maye 150 YEARS



1 Phoenix Place

Kingsbridge, TQ7 1QD

Situated within the heart of the popular market town of Kingsbridge 1 Phoenix Place is a naturally light and bright two bedroom character cottage.

This delightful property comprises spacious entrance hall with ample room for coats and shoes leading into the well proportioned lounge dining room benefitting from a feature fireplace and useful inbuilt storage cupboards. From here a step up leads to the dining space with ample space for a dining table and chairs and further useful inbuilt storage. The kitchen comprises a range of base units with inbuilt oven and hob, space for further white goods and breakfast table.

Stairs lead to the first floor where you will find two double bedrooms both benefitting from an abundance of natural light and character features through out. The family bathroom comprises pedestal hand basin, low level w/c, heated towel rail and bath.

Outside the property enjoys a pretty courtyard with room for a small table and chairs perfect for alfresco dining.

A beautifully presented two bedroom character cottage located within the heart of the popular market town of Kingsbridge just a short walk to the nearby amenities and schools.

- **Two Bedrooms**
- **Character Features**
- **Naturally Light & Bright**
- **Town Centre Location**
- **Close to Amenities**
- **Short Drive to the Coast**
- **Nearby Countryside Walks**
- **Beautifully Presented**
- **Modern Accommodation**
- **Courtyard Garden**

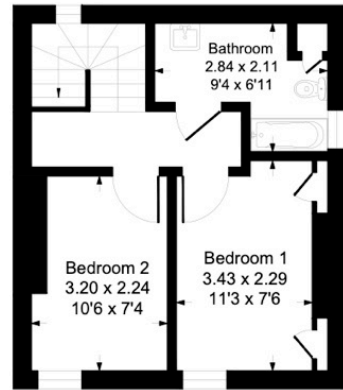


62 Fore Street, Kingsbridge, Devon, TQ7 1PP
Telephone 1548857474
kingsbridge@luscombemaye.com

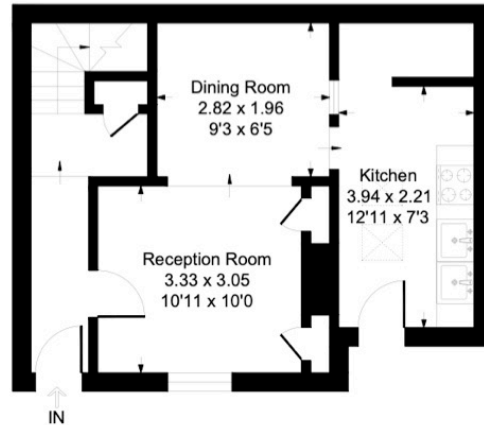
www.luscombemaye.com

1 Phoenix Place, Baptist Lane, Kingsbridge, TQ7 1QD

Approximate Gross Internal Area = 67.5 sq m / 727 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

The property is in Council Tax Band A

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800 178.

DIRECTIONS

From the quay proceed up Fore Street turning left onto Baptist lane and One Phoenix Place is the first property on the right hand side.

Address: 1 Phoenix Place, Baptist Lane, KINGSBRIDGE, TQ7 1QD
RRN: 7237-1020-7309-0202-1206



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.