Luscombe Maye

Since 1873

Fore Street, Kingsbridge

Guide Price £135,000

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Located on the first floor of a beautiful Grade II Listed building on Fore Street is this generous two-bedroom apartment enjoying a quiet position set-back from Fore Street but still within easy walking distance of the local amenities and schools.

The property is accessed via a well-maintained communal entrance hall and comprises a spacious living room with high ceilings and a window to the side aspect, kitchen with a range of wall-mounted storage cupboards and views over the church gardens to the side of the property. The apartment enjoys two spacious and naturally light and bright double bedrooms, a shower room and spacious family bathroom comprising bath with shower over, pedestal hand basin and WC.

Apartment 2 at 33 Fore Street is the ideal property for a first-time buyer, lock up and leave or holiday let.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. The delightful town enjoys an abundance of amenities and facilities including a wide range of shops, churches, cottage hospital, health centre and a sports centre with indoor swimming pool. The town also has a library, primary school and highly rated secondary school.

Kingsbridge is surrounded by the renowned South Hams coastline with a large number of beaches to enjoy and spectacular scenery stretching from Dartmouth in the West to Plymouth in the East.

TENURE
Leasehold. 199 years from 2013. Service charge approx. £1050 per annum. Ground rent £169.85 per annum with RPI increase every 5 years.

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

COUNCIL TAX
Council Tax Band A.

Flat 2, 33 Fore Street, Kingsbridge, TQ7 1PG

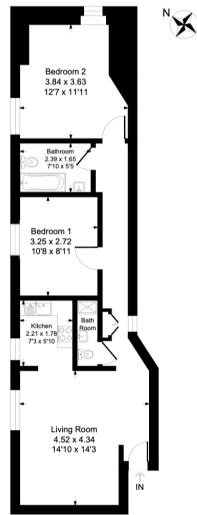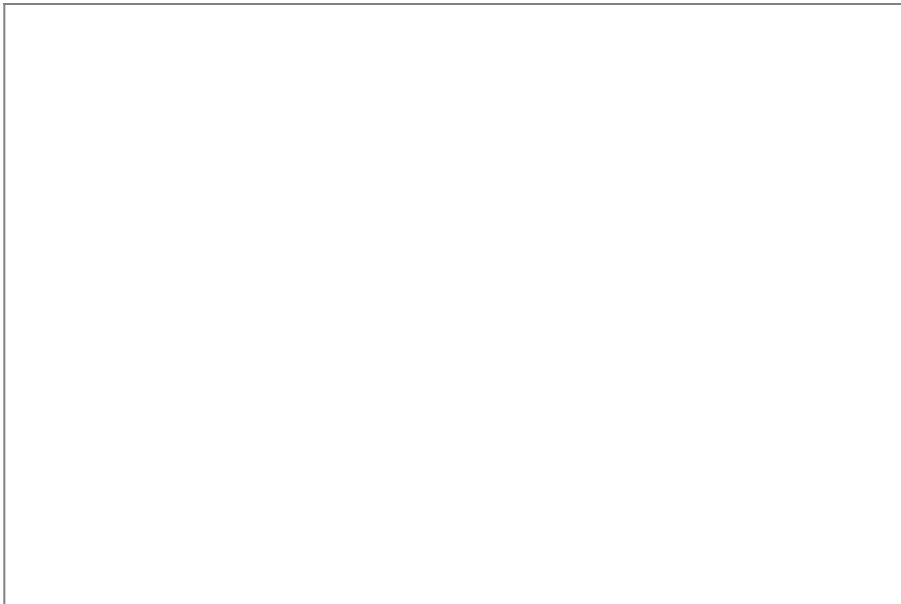Approximate Gross Internal Floor Area = 61.8 sq m / 666 sq ft

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Bedroom 2
3.84 x 3.63
12'7 x 11'11

Bathroom
2.39 x 1.65
7'10 x 5'5

Bedroom 1
3.25 x 2.72
10'8 x 8'11

Kitchen
2.21 x 1.78
7'3 x 5'10

Bath room

Living Room
4.52 x 4.34
14'10 x 14'3

IN

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

- **Two Bedroom First Floor Apartment**
- **Character Features Throughout**

- **Spacious Accommodation**
- **Naturally Light and Bright**

- **Quiet Position**
- **Nearby Amenities and Schools**

- **Perfect Investment, Bolt Hole or for First Time Buyers**
- **No Onward Chain**

- **Holiday Let Potential**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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