



Luscombe Maye

Since 1873

Church Steps, Kingsbridge

Guide Price £269,950

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Situated within the heart of the popular market town of Kingsbridge this immaculately presented two bedroom home is positioned on a charming pathway leading from the high street and adjacent to the beautiful St Edmunds Church.

This delightful property comprises spacious entrance hall leading through into a light and bright living/dining room with ample room for a dining table and chairs and double doors leading out into a pretty courtyard garden perfect for alfresco dining. The newly-fitted kitchen with brand new appliances comprises a range of wall and floor mounted units, integrated oven and hob along side an integrated fridge-freezer and dishwasher. The ground floor also benefits from a downstairs WC and understairs storage. Stairs lead to the first floor landing featuring two spacious double bedrooms and a modern family bathroom comprising pedestal hand basin, low level WC, bath, separate shower cubicle and heated towel rail.

The house is sold with a private car parking space located below the property. This has a separate leasehold title which is included in the sale (999 years from 2009).

4 Church Steps is ideally located to enjoy Kingsbridge town and the nearby local countryside, villages and the wonderful South Hams coastline. Refurbished to a high standard the property meets requirements for long term and holiday lets or could make a well-located but private main residence or an excellent second home.

TENURE

Freehold

COUNCIL TAX

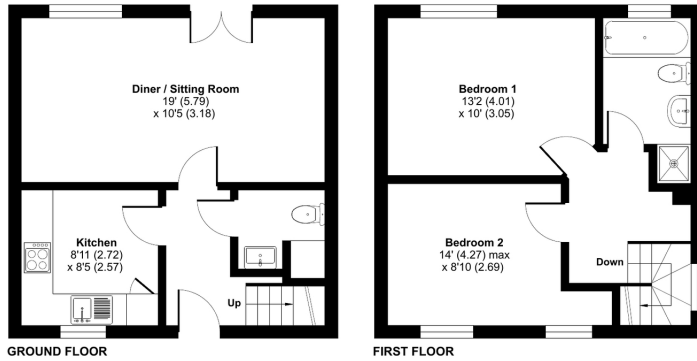
Band B





Church Steps, Kingsbridge, TQ7

Approximate Area = 750 sq ft / 69.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Richecom 2023. Produced for Luscombe Maye. REF: 1051330



- Beautifully presented
- Modern Accommodation
- Two Bedrooms
- Light and Bright Throughout
- Town Centre Location
- Close to Amenities
- Short Drive to the Coast
- Nearby Countryside Walks
- Private parking space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.



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