



Luscombe Maye  
Since 1873

# Baptist Lane, Kingsbridge

£285,000

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This charming property offers a rare opportunity to enjoy the best of both worlds—just moments from the vibrant heart of town yet nestled in a peaceful spot with generous outdoor space.

The home's inviting open-plan living area is warmed by a wood-burning stove, providing a cosy focal point, while abundant natural light floods the ground floor, creating an airy and welcoming atmosphere. The well-equipped kitchen includes wall and floor-mounted units, ensuring functionality.

Upstairs, two double bedrooms and a family bathroom complete the accommodation.

A highlight is the unique and generous outside space, perfect for soaking up the afternoon sun. There is an outdoor store which provides convenient storage.

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.



4 Baptist Lane, Kingsbridge, TQ7 1QD  
Approximate Gross Internal Floor Area = 78.2 sq m/ 841.7 sq ft

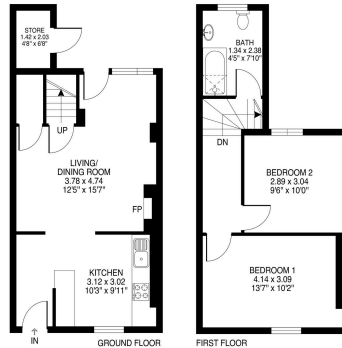
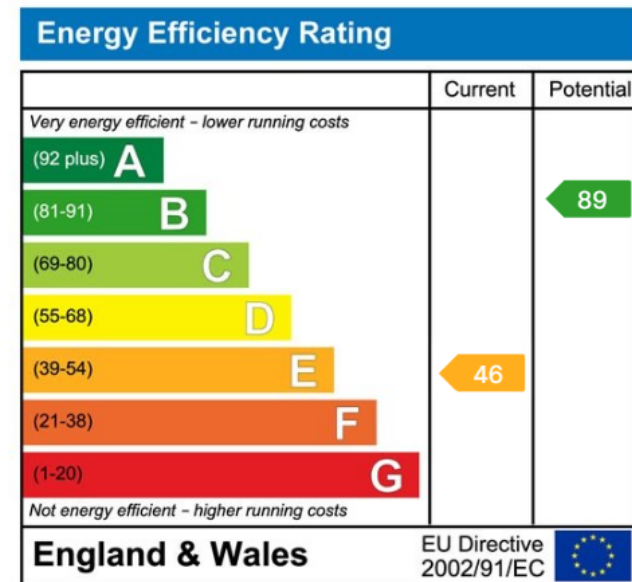


Illustration for identification purposes only, measurements are approximate, not to scale.

- End of terrace
- Outdoor space
- Stones throw from Fore Street
- Two double bedrooms
- Open plan living space
- Wood burning stove
- Sought after location
- Modern interiors
- Popular market town
- Abundance of natural light



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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