



Luscombe Maye
Since 1873

Phoenix Place, Kingsbridge

£255,000

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Nestled in the heart of the popular market town of Kingsbridge, this property has been recently modernised and boasts a charming two double bedroom Grade II Listed cottage, full of natural light and character, enjoying a thoughtful balance of period features and practical living spaces in a vibrant community.

The entrance hall provides ample room for coats, shoes and everyday essentials. Leading into the lounge and dining area, this well-proportioned room features a striking fireplace and built-in storage cupboards, with a step up to a dining area that comfortably accommodates a table and chairs, along with further storage.

The kitchen is well-fitted with a range of base units, an integrated oven and hob and space for additional appliances. Directly next to the kitchen is a laundry room and pantry for added convenience.

Upstairs, the first floor offers two light and airy double bedrooms, each with charming period features and stunning louvered shutters. The family bathroom includes a pedestal hand basin, W/C, heated towel rail and a full-sized bath.

Outside, the cottage has a pretty courtyard garden, perfect for a small table and chairs—an ideal spot for alfresco dining or a peaceful morning coffee.

Located a stone's throw from the bustling town centre and picturesque estuary, the property provides easy access to Kingsbridge's excellent amenities. From independent shops, supermarkets and a variety of restaurants and pubs to the leisure centre and cinema, everything you need is within reach. The town also boasts a health centre, a harbour with boating facilities and a thriving community atmosphere.

Kingsbridge is perfectly positioned at the head of the Salcombe Estuary, offering excellent access to the stunning Devon countryside and coastline. With some of the region's most beautiful beaches just a short drive away, this property presents an incredible opportunity for anyone seeking a vibrant lifestyle in a serene setting.

OTHER/ AGENTS NOTES



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

Approximate Gross Internal Floor Area = 68.9 sq m / 742 sq ft

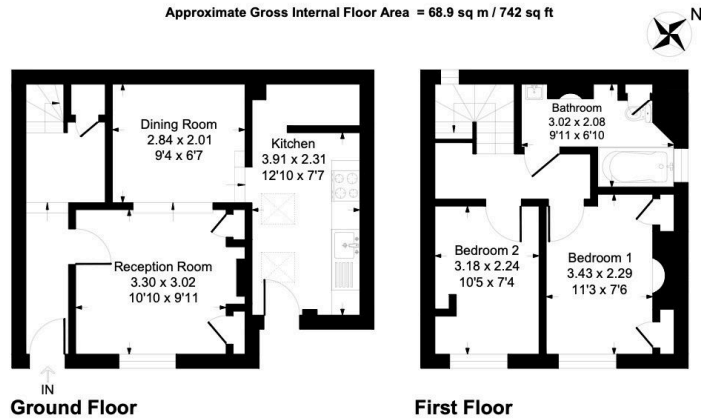


Illustration for identification purposes only, measurements are approximate, not to scale.

- End of Terrace Cottage
- Living/Dining Room
- Two Double Bedrooms
- Courtyard Garden
- Ample Light Throughout
- Character & Charm
- Well Appointed Kitchen
- Stones Throw From Fore Street
- Grade II Listed
- Proximity To Amenities

