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APARTMENT NO.1

KINGSBRIDGE

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TQ7 1AB



89 FORE STREET

GROUND FLOOR

Open Plan Kitchen/Living/Dining Room | Bedroom 1 | Shower Room | Utility

EXTERNAL

Private Courtyard | Allocated Parking Space



“A lovely 1 bed apartment with parking and courtyard”...

Flat 1, 89 Fore Street is a ground-floor apartment within a Grade II listed building in the centre of Kingsbridge. The property combines modern finishes and benefits from its own private entrance.

- Private outdoor courtyard
- Allocated parking
- Central town location
- Successful history of being long term let

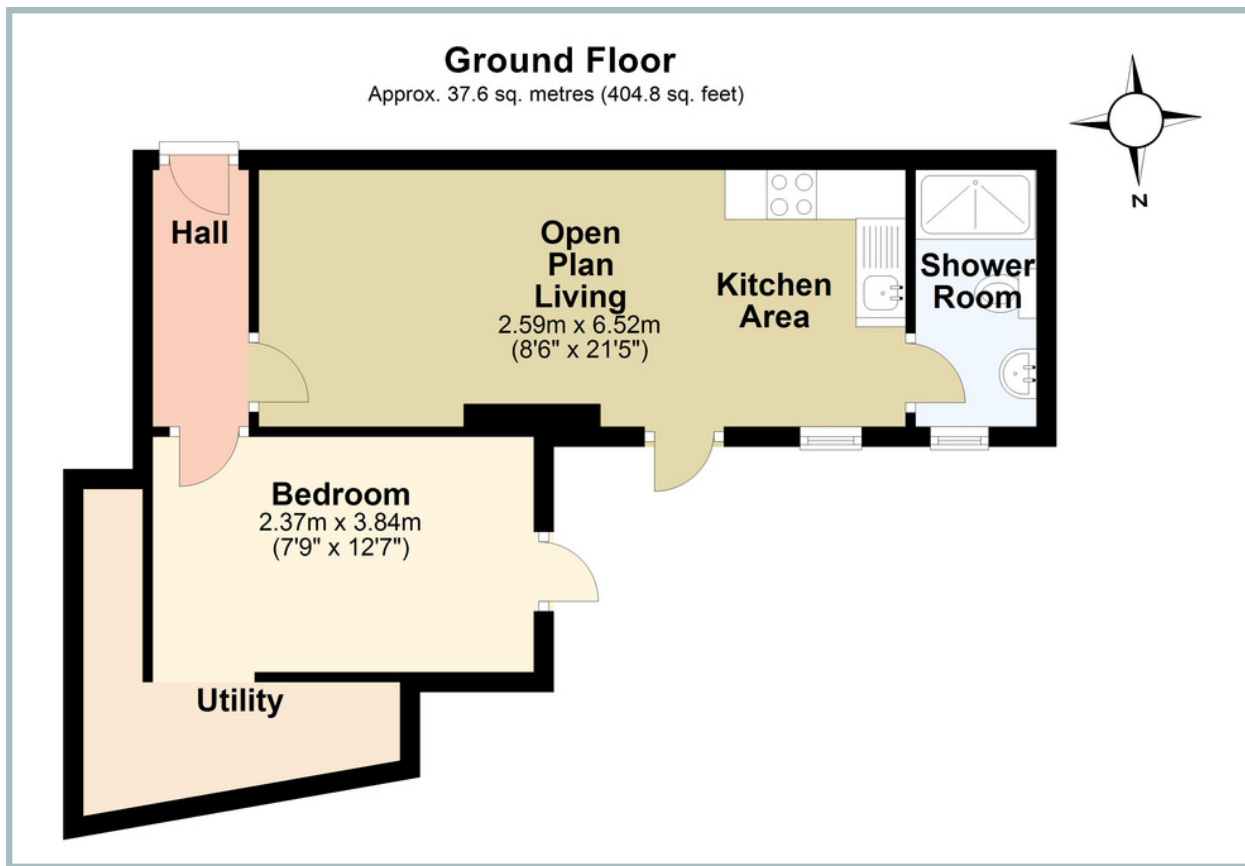
Inside, the hallway leads to an open-plan kitchen and living room with doors opening onto a private courtyard. The kitchen is fitted with modern units, integrated appliances (fridge/freezer, oven, induction hob, extractor), grey countertops and Karndean flooring. The shower room features a rainfall and hand shower, Hans Grohe fittings, and a wall-hung WC.

The double bedroom has direct access to the courtyard and connects to a utility/storage area. The courtyard is laid with gravel and part-paneled fencing, offering a private outdoor space suitable for dining or entertaining.

The development is a renovation of one of Fore Street’s landmark buildings. Its position at the top of the high street provides level access to local shops and facilities. The apartment is sold with an allocated parking space to the rear and can be accessed either from Fore Street or via the parking area. It is suitable as a main residence, second home, or investment property.



TOTAL APPROXIMATE AREA: 37.6 SQ M 404.8 SQ FT



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Tenure: Leasehold of 999 years from 2022

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating.

Service Fee and Ground Rent: £606.08 paid annually

EPC: Current C (73) Potential C (76)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: 89 Fore Street is located at the higher end of Fore Street on the right hand side just after the clock tower on the opposite side of the street

What Three Words:///dizziness.silly.collected

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles