



CHI

APARTMENT 8
KINGSBRIDGE • TQ7 1AB



91 FORE STREET

FIRST FLOOR

Entrance Hallway | Open-Plan Kitchen/Living/Dining Room |
Bedroom | Bathroom

EXTERNAL

Allocated Parking Space | Plant/Utility Cupboard



“One sentence quote summing up the property”...

Flat 8 forms part of an impressive Grade II listed building in the heart of Kingsbridge, which has been carefully restored to a high standard, combining period character with modern finishes.

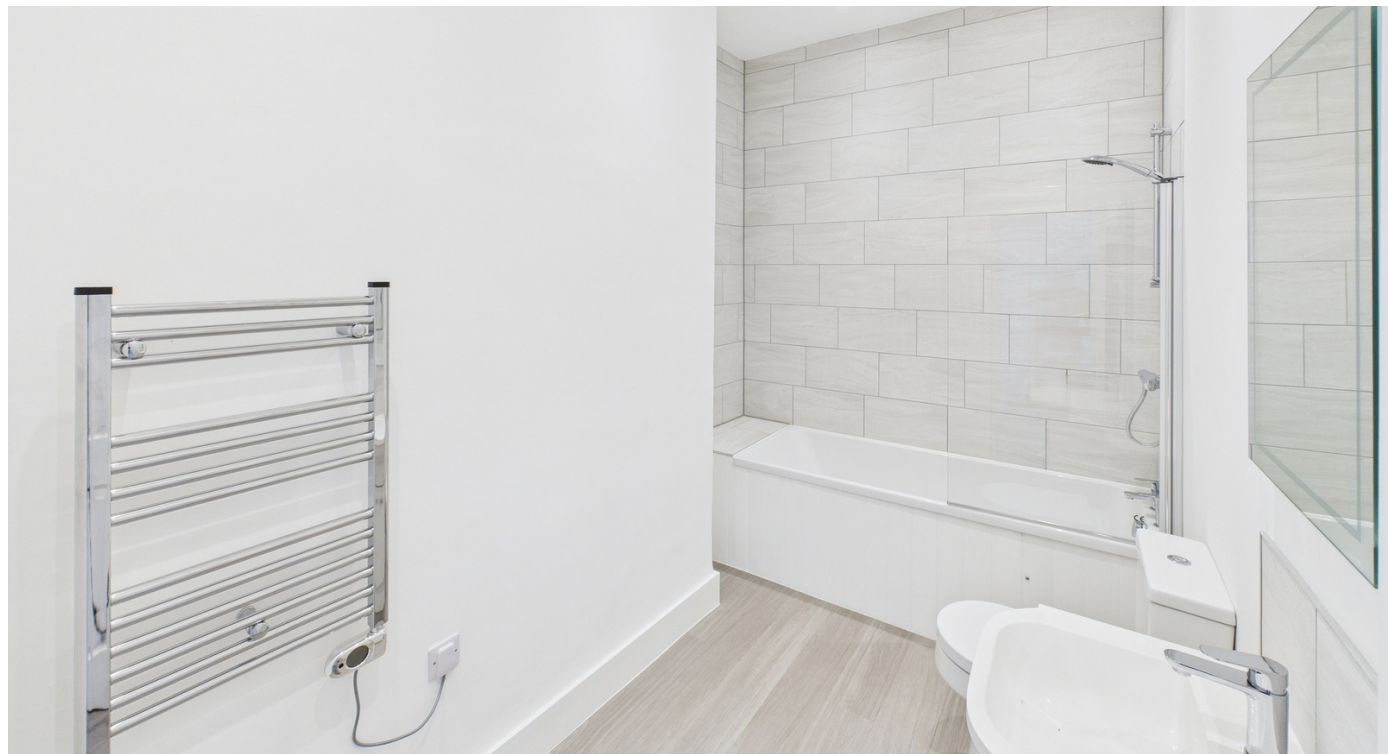
- Impressive Grade II listed building in central Kingsbridge
- High ceilings with original cornicing and period detailing
- Generous double bedroom with bay sash window
- Separate utility cupboard with plumbing for washing machine
- Allocated parking space, rare for such a central location

On entering the apartment, the tall ceilings and original detailing immediately create a sense of scale and grandeur. The open-plan kitchen, living and dining area is naturally bright, enhanced by a bay sash window. The ceiling cornicing reflects the building's historic origins, while the fully fitted kitchen is presented to a tasteful and contemporary standard.

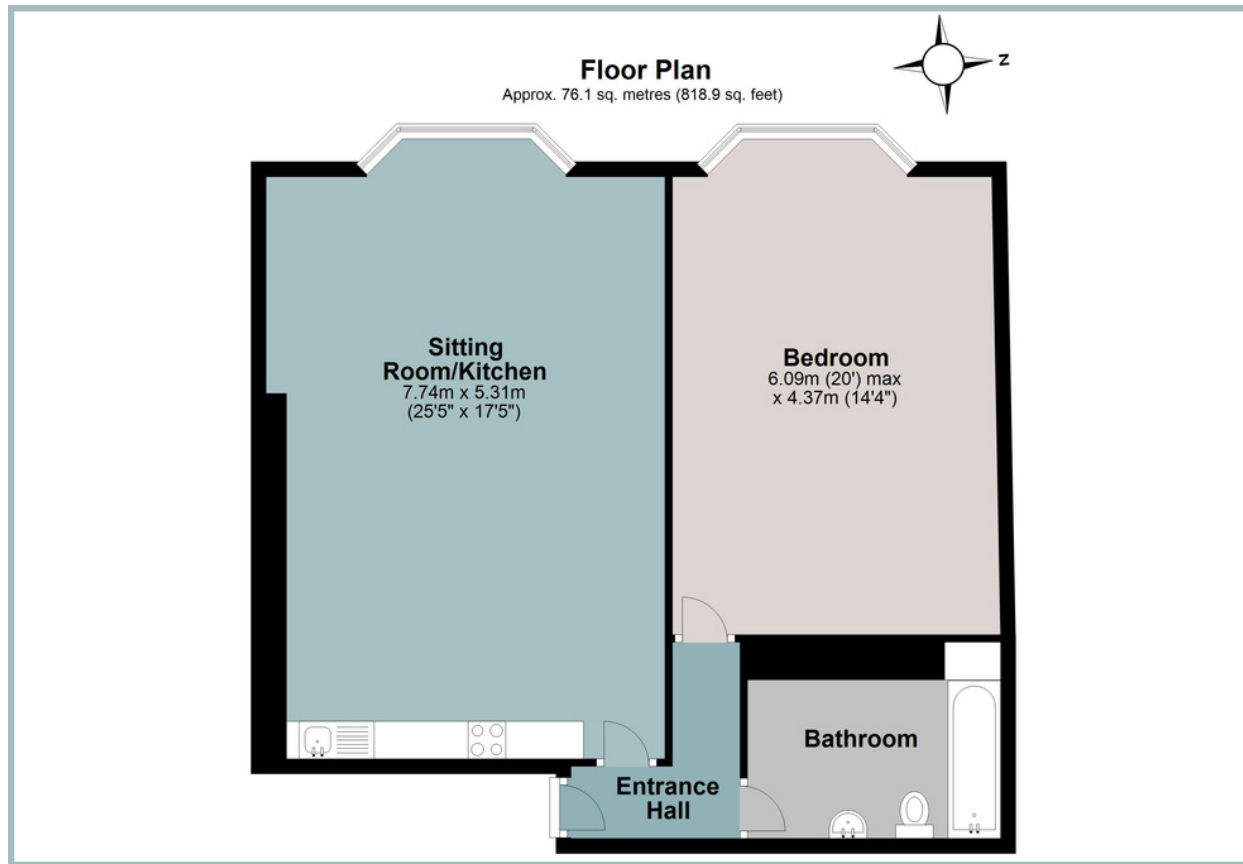
The bathroom is well proportioned, with a shower over bath and the benefit of high ceilings. The bedroom is a notable feature of the property: generous in size, with a further bay sash window and elegant ceiling cornicing which adds character and definition.

Directly opposite the apartment entrance, a separate plant/utility cupboard provides useful storage and plumbing for a washing machine. The property is further complemented by an allocated parking space.

Flat 8 offers the rare opportunity to acquire a home within one of Kingsbridge's most historic buildings, where heritage features have been carefully preserved alongside modern convenience.



TOTAL APPROXIMATE AREA: 76.1 SQ M 818.9 SQ FT



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Leasehold of 999 years

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating

Service Fee: Approx.. £705 per annum

EPC: Current D (60) Potential D (60)

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: 91-93 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