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APARTMENT 10

KINGSBRIDGE • TQ7 1AB



91 FORE STREET

FIRST FLOOR

Large Entrance Hallway

SECOND FLOOR

Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3 |
Bathroom | Utility | Kitchen/Living/Dining Room

THIRD FLOOR

Office/Study

EXTERNAL

Allocated Parking



“A period apartment with flexible accommodation, annexe potential, and the rare benefit of allocated parking.”...

Flat 10 is a substantial and versatile apartment arranged over two levels within this impressive Grade II listed building in central Kingsbridge. The property has been carefully restored to highlight the character of the building while providing a practical and flexible layout.

- Privately secluded and set back from the road
- Incredible rural and water views
- Underfloor heating
- Fisher & Paykel appliances and hot water tap
- Self-contained lower ground 1 bedroom apartment

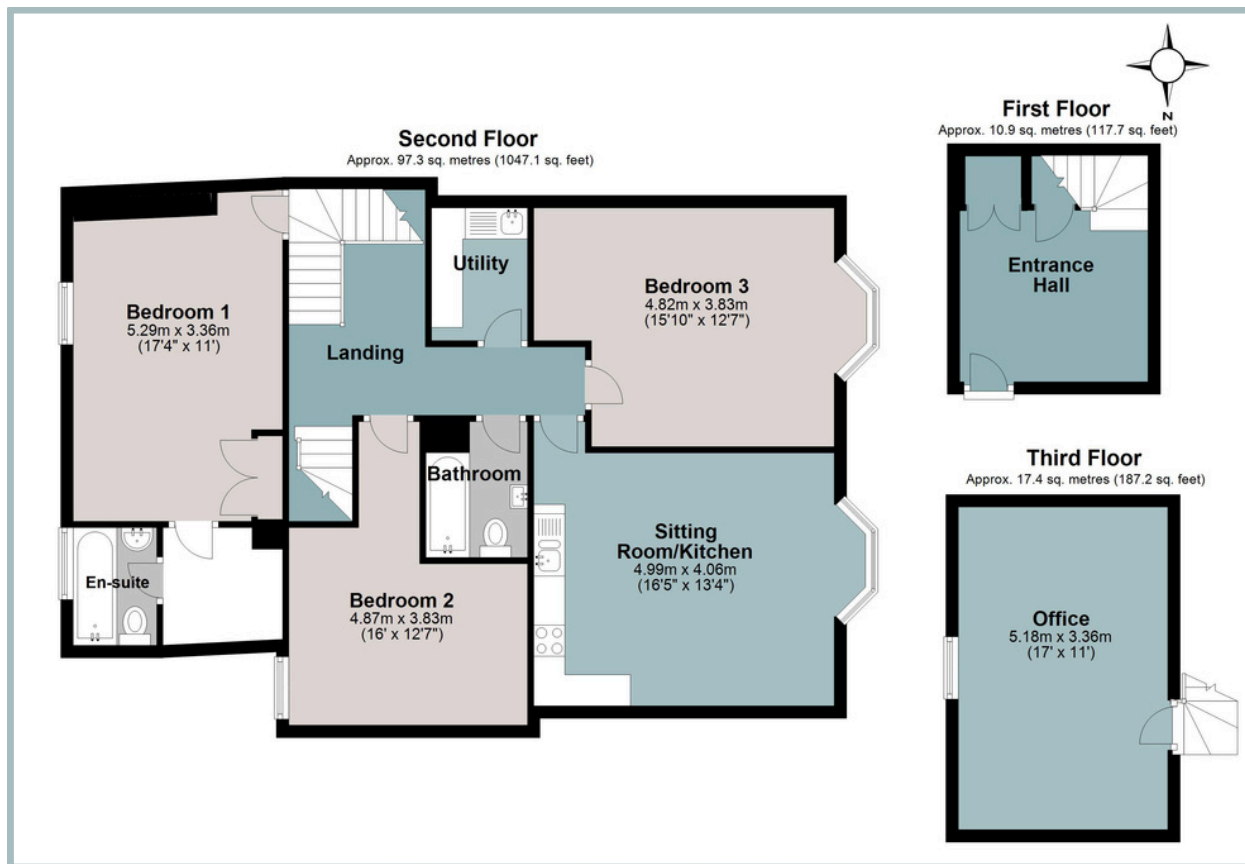
The entrance opens into a generous hallway with a beautifully restored sweeping staircase and useful understairs cupboards. On the first landing is a large bedroom with an adjoining en suite bathroom and plumbing in place for a kitchenette, offering the potential to create a self-contained annexe within the apartment. Continuing up to the main landing, the kitchen, living and dining space is tastefully finished, with a fully fitted kitchen. Adjacent is a spacious bedroom with a bay sash window, complemented by a further bedroom, family bathroom with shower over bath, and a utility room with fitted cupboards and countertop.

A few steps lead up to a study/office, featuring exposed beams and Velux windows, providing a characterful and practical workspace.

The property also benefits from an allocated parking space, Flat 10 offers flexible living accommodation within a historic Kingsbridge landmark, combining period character with modern practicality.



TOTAL APPROXIMATE AREA: 125.6 SQ M 1352 SQ FT



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Tenure: Leasehold 999 years

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating.

Service Fee: Approx. £1015 per annum

EPC: Current E (52) Potential E (52)

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