



FLAT A 9 FORE STREET  
KINGSBRIDGE • TQ7 1PG

# FLAT A 9 FORE STREET

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## FIRST FLOOR

Entrance Hallway | Bedroom 1 | Bedroom 2 | Open-Plan Kitchen/  
Living/ Dining Room | Shower Room



“A two-bedroom apartment in the heart of Fore Street, ideal for first-time buyers or investors.”...

Flat A is accessed via a door located directly on Fore Street. From here, a passageway leads to the front door of the apartment. Upon entering, there is a useful entrance area providing space for hanging coats and storing shoes before ascending the stairs to the main accommodation.

- Central Fore Street location within walking distance of shops, cafés, and local amenities
- Character apartment featuring sash windows and two feature fireplaces
- Perfect for first-time buyers or investors
- History of short and long-term letting
- No onward chain

The flat comprises two bedrooms and a shower room. Bedroom 1 benefits from a characterful feature fireplace and bedroom 2 has the added convenience of fitted storage.

The main living space is arranged as an open-plan living and dining room, creating a bright and sociable area. Just off this space is the kitchen, which has an integrated fridge/freezer, fitted cupboards for storage and a built-in oven.

Throughout the apartment, traditional sash windows enhance the property's character, while a second feature fireplace in the living/dining room further complements the features of the home.



TOTAL APPROXIMATE AREA: 47.5 SQ M 511.7 SQ FT

### First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Tenure: Leasehold 999 years from March 2021.

Council Tax Band: A

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage, Electric Heating.

Service Fee: A 50/50 split of the building's insurance, approx. £254 per year. All maintenance and repairs costs are handled on an ad hoc basis.

Notes: Grade II listed

EPC: Current E (42) 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: The property is approached off the lower end of Fore Street located above Fresh Fades. The grey door to the left of the premises leads to the front door.

What Three Words: ///finishers.adjuster.older

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

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