



87B FORE STREET KINGSBRIDGE

£190,000
LEASEHOLD

A well-presented two-bedroom apartment in central Kingsbridge, offering spacious accommodation and excellent potential as either a home or investment.



- Two-bedroom apartment in central Kingsbridge
- Spacious open-plan sitting/dining room
- Sash windows overlooking Fore Street

Upon entering the property, an entrance hallway leads through to a spacious sitting/dining room, featuring sash windows overlooking Fore Street and providing plenty of natural light.

The kitchen is adjacent to the sitting room and is fitted with a range of floor and wall-mounted cupboards, together with space for freestanding white goods.

Bedroom one benefits from built-in storage and sash windows overlooking Fore Street. The accommodation also includes a bathroom fitted with a shower over the bath, while bedroom two provides further built-in storage.

The property is currently utilised as a successful long-term let, making it an appealing opportunity for investment purchasers as well as those seeking a conveniently located apartment.

Tenure: Leasehold of 999 Years from 2021 with 994 years remaining.

Council Tax Band: A

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

Service Fee: Approx. £700 per annum. Costs from building owner shared by the three properties. This includes fire maintenance, buildings insurance, security and safety.

EPC: Current B (82) Potential B (83)

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.

What Three Words: ///ramming.acids.walks

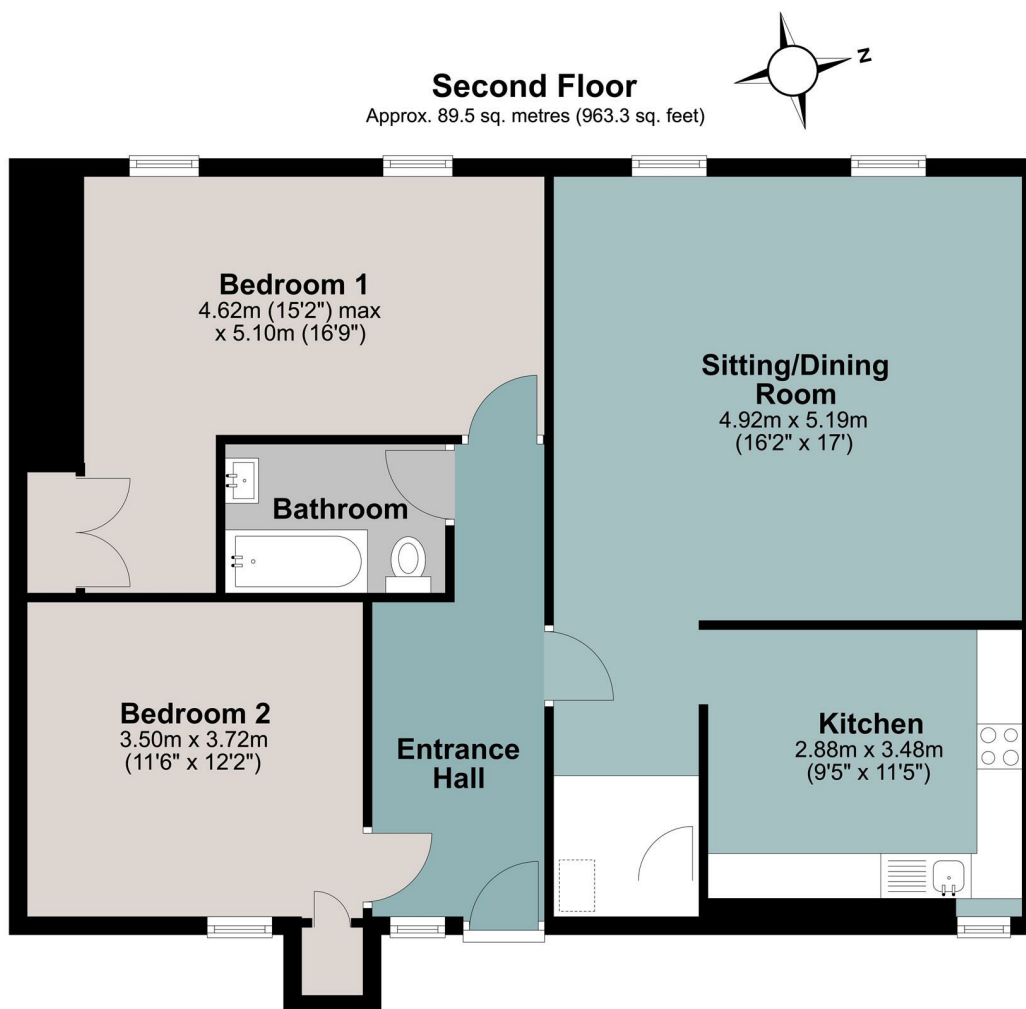
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- Built-in storage in both bedrooms • Currently operating as a successful long-term let • Ideal investment or main residence • Walking distance to amenities • Short distance to nearby beaches

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Total area: approx. 89.5 sq. metres (963.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kingsbridge Sales
58 Fore Street
Kingsbridge
Devon
UK
TQ7 1NY

01548 852352
kingsbridge@charleshead.co.uk
<https://charleshead.co.uk/>