

# £295,000

# FOR SALE



## 2 Bedroom End of Terrace - Kingsbridge

- ❖ Central Town Location
- ❖ Driveway Parking for 2 Cars
- ❖ Two Double Bedrooms
- ❖ Modern bathroom
- ❖ Modern, well-equipped kitchen
- ❖ Enclosed, Sunny Garden
- ❖ Large Reception Room
- ❖ No Onward Chain
- ❖ Quiet Cul-de-Sac
- ❖ Council Tax Band C



## 9 Museum Court, Kingsbridge, TQ7 1QQ



### Property Summary:

Tucked away in a quiet and convenient spot just behind Kingsbridge Fore Street, this well-presented end-of-terrace, three-storey home offers both space and versatility in a central location. With two double bedrooms, enclosed garden, driveway parking, this is a perfect first time buy, investment buy-to-let or downsize property.

### About the Area:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

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**The Property:**

You enter the property on the middle floor, stepping into a welcoming hallway with stairs leading both up and down. This level hosts a bright and generously sized living room, ideal for relaxing or entertaining. Also on this floor is a useful storage area—part of the original garage—which offers internal access as well as a traditional up-and-over door, providing flexible options for storage or workspace.

Stairs from the lounge lead down to the ground floor where you'll find a sunny kitchen/breakfast room. This bright space is well-equipped with an integrated dishwasher, electric oven and hob with extractor, and a sink and drainer set beneath a window overlooking the garden. There's room for a dining table, and a door opens directly onto the patio, making it ideal for al fresco dining or easy indoor-outdoor living.

Also on the ground floor is a modern cloakroom with WC and basin, along with a handy storage cupboard housing the Worcester wall-mounted gas combi boiler.

The top floor comprises two well-proportioned double bedrooms, both featuring built-in wardrobes. A spacious family bathroom serves this level, complete with a modern suite including bath with shower over, WC, and basin.

Outside, the South-West facing garden is fully enclosed and enjoys plenty of afternoon and evening sun. A paved patio area leads onto a neat lawn, with gated access via steps from the front. At the front of the property, there is a driveway with parking for 2 cars.

This is a versatile and conveniently located home - perfect for those seeking space, comfort, and easy access to the amenities of Kingsbridge town centre.

**Services & Further Information:**

**Tenure:** Freehold

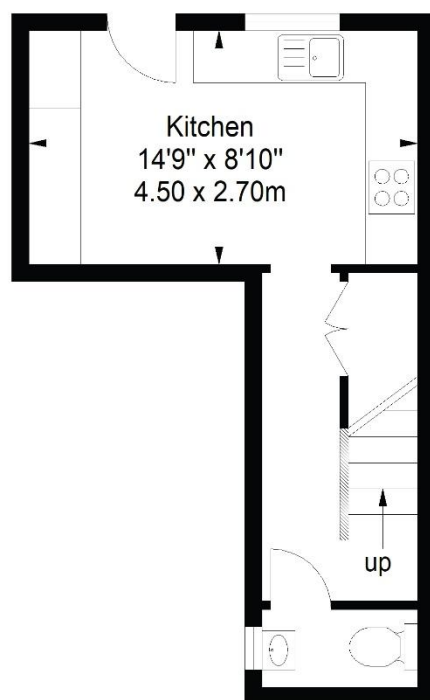
**Services:** Mains water, electric and gas. Gas Central Heating.

**Broadband Speeds:** Ultrafast Broadband available with speeds of 1600Mbps (Openreach).

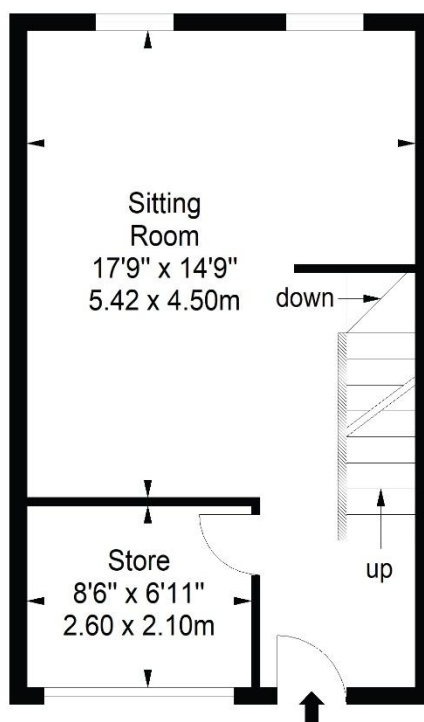
**EPC Rating:** C

**Council Tax Band:** C

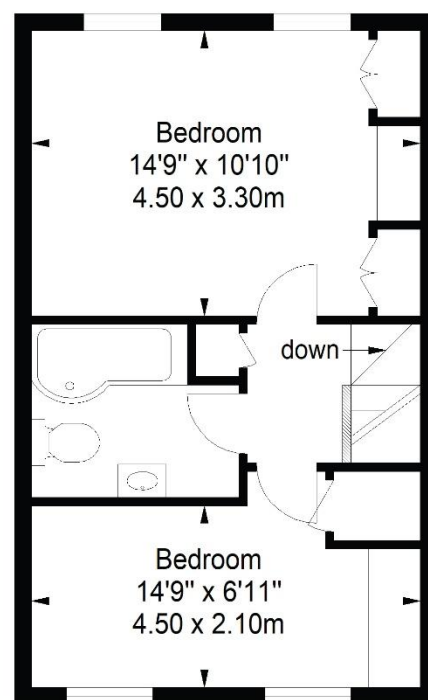
The Property is of Standard Construction.



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 89.37 sqm / 962 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

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