

9 KINGS MARKET KINGSBRIDGE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

9 KINGS MARKET

Description

Set in the popular market town of Kingsbridge, this beautifully presented maisonette offers a perfect blend of style, comfort, and convenience, being just moments from all amenities and transport links the town has to offer.

The property is accessed via internal stairs within the characterful Kings Market. The entrance hall has a telephone intercom system, stairs to the first floor with a storage space below and a convenient cloakroom. The spacious, dual aspect 'L' shaped open-plan kitchen, sitting, and dining room is flooded with natural light creating a bright and inviting atmosphere. The kitchen has plenty of fitted floor and wall units with integrated appliances including a dishwasher, fridge, freezer, washer/dryer, hob, extractor, and electric oven—ideal for modern living and entertaining.

Upstairs, two well-proportioned double bedrooms provide comfortable and peaceful retreats, each benefitting from built-in wardrobes and Velux windows that bathe the rooms in natural light. The second bedroom enjoys a unique mezzanine-style layout, overlooking the main living space, enhanced by attractive glazed skylights, adding both character and a sense of openness. The landing offers additional practicality with two storage cupboards, one housing the hot water tank. And the family bathroom, with shower above the bath caters to both relaxation and everyday convenience.

This stylish maisonette presents an excellent opportunity to own your first home, a low-maintenance lock-up-and-leave, or a promising buy-to-let investment in a sought-after central town location.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - shallower.tradition.uncouth

The apartment is located on the first floor in Kings Market which can be accessed from Fore street and the long stay car park. The entrance is locked overnight and has key code access during these times.



PROPERTY DETAILS

Property Address

9 Kings Market, Kingsbridge, Devon TQ7 1PR

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, water and drainage. Night storage heaters. 2 smoke alarms in the apartment in addition to an alarm system throughout the building.

EPC Rating - Band D. Current: 65, Potential: 72

Council Tax Band - B

Tenure

Leasehold - 99 years from December 2005.

Annual service/maintenance charge of approx. £1,900 per annum, includes sinking fund and ground rent.

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Beautifully presented maisonette
- Bright and spacious with mezzanine, skylights and Velux windows
- Spacious open plan kitchen, sitting and dining room
- Fitted kitchen with integrated appliances
- 2 good size double bedrooms
- Bathroom with shower over bath + separate cloakroom
- Entry phone system
- Secure access to apartments out of hours
- Central town location

Fixtures & Fittings

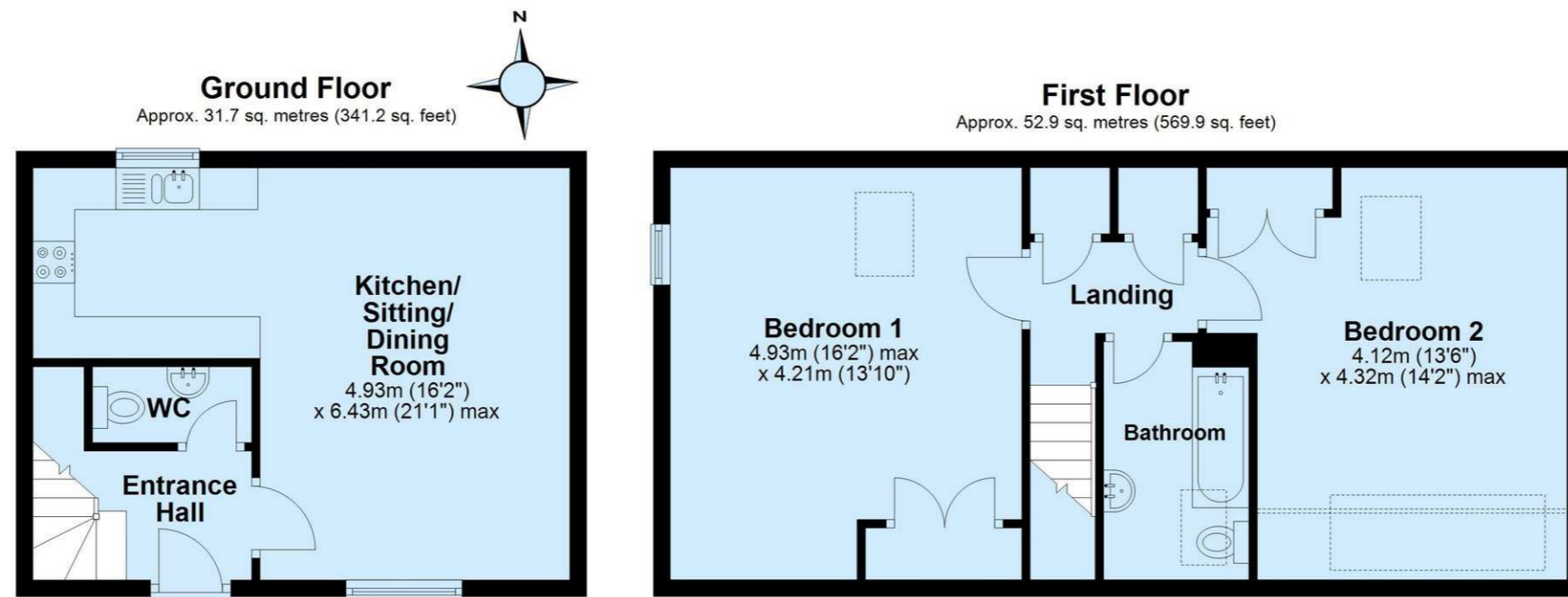
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 84.6 sq. metres (911.1 sq. feet)

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01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
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Lettings
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Prime Waterfront & Country House
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