



## TOWNHOUSE A FORE STREET KINGSBRIDGE

**£420,000**  
**LEASEHOLD**

A spacious 3 bedroom townhouse with distant estuary views, large private patio, and allocated parking.



- Newly renovated to a high standard
- Perfect as a permanent residence, lock up and leave or investment

Townhouse A is an end-of-terrace townhouse located in the heart of Kingsbridge, yet quietly tucked away from the hustle and bustle. Forming part of the historic Kings Arms Hotel, the building has been thoughtfully redesigned to create a collection of exceptional homes, combining modern living with the charm and heritage of the original property.

Arranged over three floors, the accommodation comprises an entrance hallway with a plant room/storage cupboard, a living room with doors opening onto the patio, and a kitchen with integrated appliances and dining area. Both the living room and Kitchen space enjoy access to the patio, creating a fantastic indoor-outdoor flow. On the first floor is Bedroom 3 with an en-suite shower room, along with a versatile additional room ideal as a snug or Bedroom 4. The second floor offers the main bathroom, Bedroom 1, and Bedroom 2 with an en-suite shower room. The upper rooms enjoy views across the town centre and distant estuary glimpses.

Externally, the property benefits from a generous patio area to enjoy throughout the day, as well as an allocated parking space adjacent to the house. The property comes with a 10-year new-build warranty, providing an outstanding opportunity to purchase a newly converted property with parking and outdoor space—ideal as a main residence, lock-up-and-leave retreat, or investment.

Tenure: Leasehold 999 years from 1 January 2022

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric Heating. 10 Year Build Warranty

Service Fee: Approx. £826.00 Per Annum

EPC: Current E (54) Potential C (79)

Viewings: Very strictly by appointment only

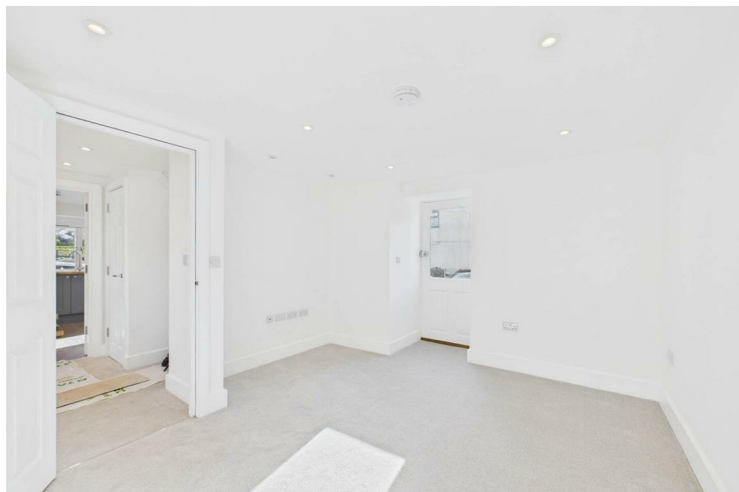
Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol 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

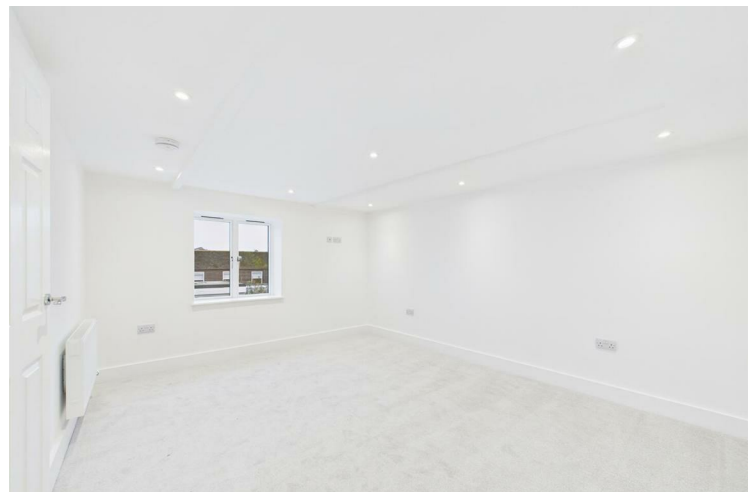
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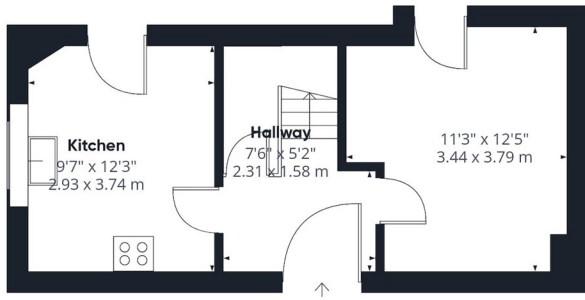
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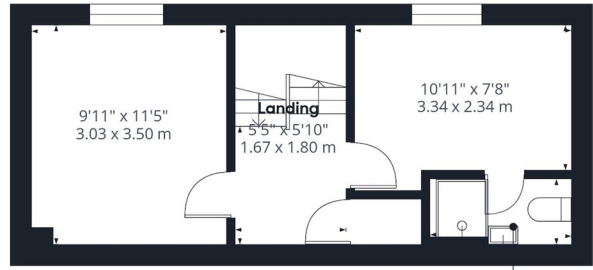
- Allocated parking space • Large private outdoor patio • PCC Warranty • Central town location in Kingsbridge • Short drive to Salcombe & nearby beaches • No onward chain

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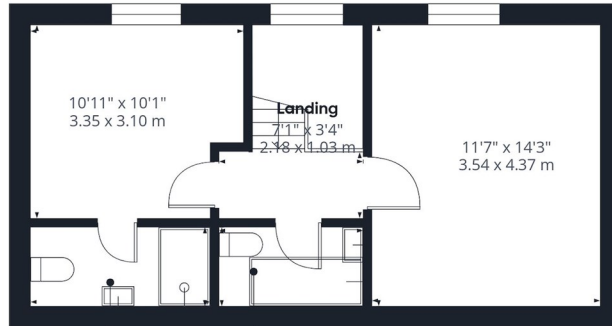




Floor 0



Floor 1



Floor 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## EPC Rating: E Council Tax Band: New Build

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

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