



Luscombe Maye

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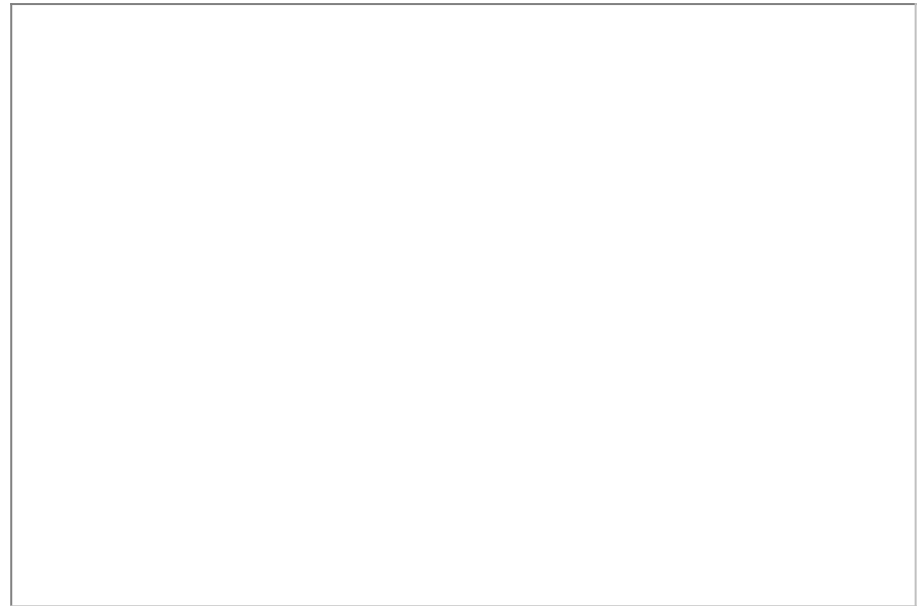
Duncombe Street, Kingsbridge, TQ7 1LR

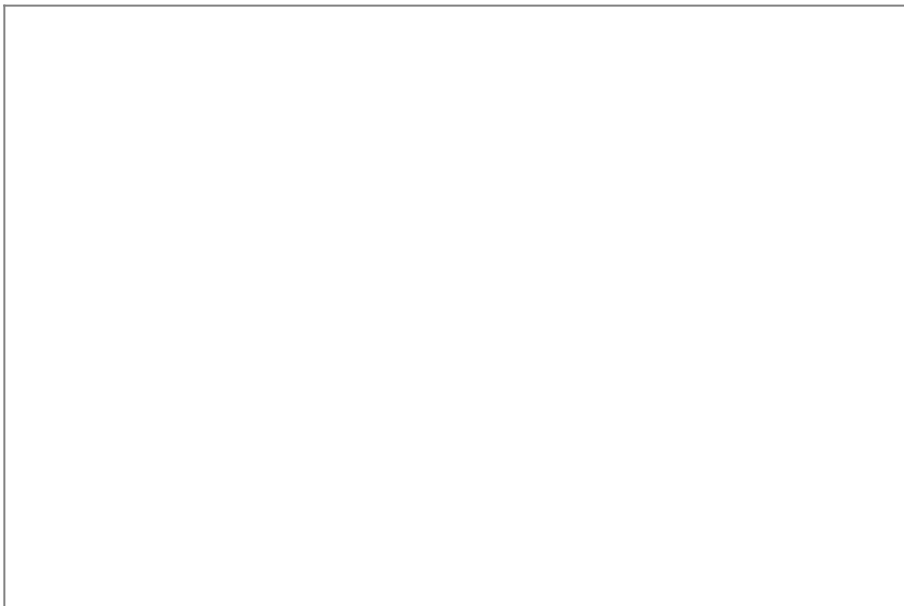
Guide Price £165,000

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- Open-Plan Kitchen Living Space
- Renovated Throughout
- No Onward Chain
- Character Property
- Central Kingsbridge Location
- 961 Year Lease



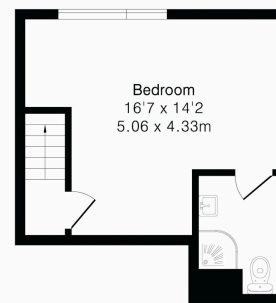


Character One Bedroom Ground Floor Home, Open Plan Living,
 Central Kingsbridge Location One Minute Walk to Fore Street,
 No Onward Chain.

Approximate Gross Internal Area 485 sq ft - 45 sq m

Lower Ground Floor Area 256 sq ft – 24 sq m

Ground Floor Area 229 sq ft – 21 sq m



Lower Ground Floor



Ground Floor



Floor plans produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure seen is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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