

Leigham Terrace, Kingsbridge

Kingsbridge

Guide Price

£215,000

The Property:

Entering from the rear of the property, you'll find a well-appointed kitchen fitted with a range of base units, ample worktop space and an inset sink beneath the window. There is an integrated oven and gas hob, together with plumbing and space for a washing machine, creating a practical and functional workspace.

The kitchen opens into a spacious dining room, where traditional sash windows overlook the rear courtyard. There is built-in storage and additional under-stair cupboards which offer useful everyday practicality. Subject to any necessary consents, there is potential to reconfigure this area to create an impressive open-plan kitchen and dining space if desired.

To the front of the cottage, the sitting room is a wonderfully cosy retreat, featuring exposed wooden flooring, an open fireplace and a sash window enjoying pleasant views across the town. A door leads directly out to the enclosed front garden, allowing the outside space to become a natural extension of the room during the warmer months.

The first floor comprises two bedrooms and a modern shower room. The principal bedroom is a generous double positioned at the front of the property, benefitting from attractive town views, original floorboards and a decorative period fireplace. The second bedroom is a comfortable guest room or home office, also featuring a decorative fireplace which adds further character to the space.

Completing the accommodation is a contemporary shower room, fitted with a large walk-in shower, wash hand basin and WC.

The property enjoys several outdoor spaces, including a rear garden, a rear courtyard and a small front garden, predominantly laid to lawn, providing an attractive place to sit and enjoy the outlook.

The rear garden is accessed via a pathway and has a lawned area as well as a gravelled seating area and a shed at the top providing garden storage. A further useful brick-built store provides valuable external storage. The courtyard is directly outside the rear door making a good space for seating or further storage if required.













Whilst there is no parking available with this property, on-street parking on Fore Street or permit parking in the car parks is possible.

With gas-fired central heating, plenty of original character and excellent potential to personalise, this charming cottage would make an ideal first home, holiday retreat or investment property in one of Kingsbridge's most sought-after locations.

A structural engineer's report has recently been commissioned by the current owner and is available to prospective purchasers. The report concludes that the property displays evidence of historic movement consistent with the age and construction of the terrace and recommends a number of targeted remedial works. Interested parties are encouraged to review the report prior to making an offer, allowing them to make a fully informed decision.

The Location:

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.

Further Information & Services:

Tenure: Freehold
Services: Mains water, sewerage, gas and electric. Gas central heating.
EPC Rating: D
Council Tax: Band C
Construction Type: Standard brick wall construction. The roof is slate tiled.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three.
Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom). Broadband not currently connected.
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone.
Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge

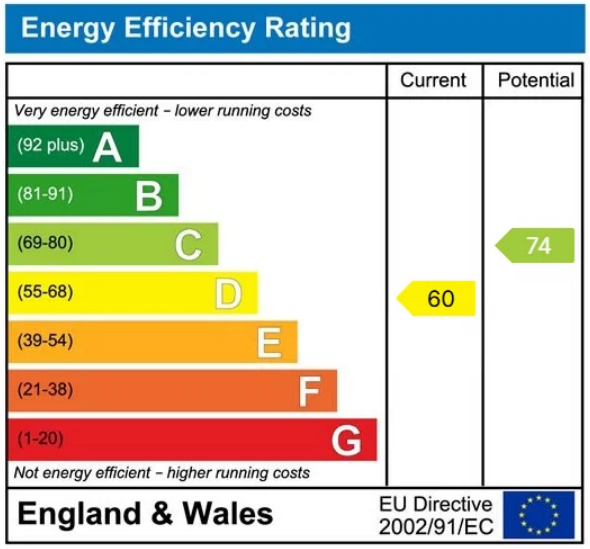


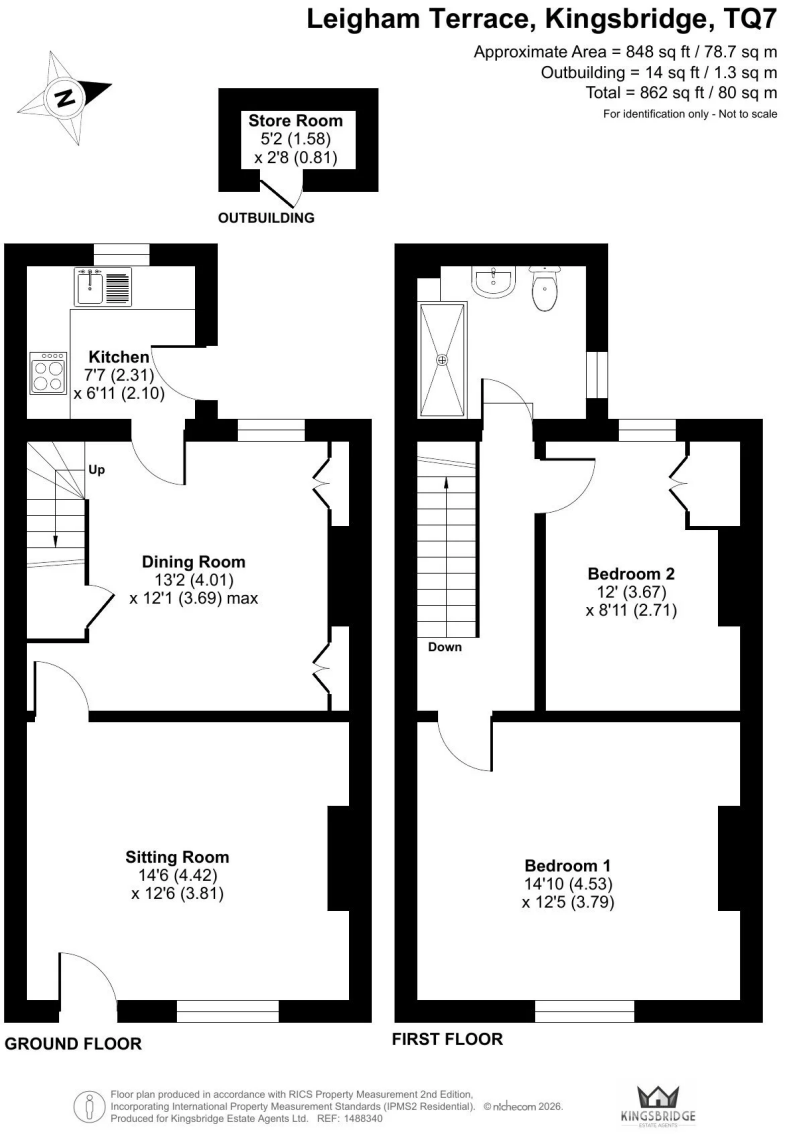












Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

https://www.kingsbridgeestateagents.co.uk/

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.