

Scholars Walk, Kingsbridge

Kingsbridge

Guide Price

£210,000

The Property:

A well-presented two-bedroom ground-floor apartment in the popular Scholars Walk development, within walking distance of Kingsbridge town centre and the local primary school.

The apartment is accessed via a communal entrance, with a flight of stairs leading down from the main entrance door to the apartment. Once inside, an internal hallway provides access to all rooms.

The bright and spacious living/dining room features French doors opening onto the communal garden and provides plenty of space for both seating and dining.

The kitchen is fitted with modern white units, an oven and gas hob, with space for a fridge freezer and plumbing for a washing machine.

There are two double bedrooms, with the main bedroom benefiting from a modern en-suite shower room and the second bedroom having built-in storage. A separate family bathroom completes the accommodation.

Outside, the property has direct access to the communal garden from the reception room, together with an allocated parking space.

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:

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Tenure: Leasehold – 155 years from 1.1.2002 (132 years remaining). Service Charge - Two payments of £694.36 in April and October (total £1388.72 per annum). Ground Rent - Two payment of £200 in April and October (total £400 per annum). Estate Fee - £190 in April and further payment of £157 in October.

Council Tax Band: B

EPC Rating: C

Construction Type: Standard Construction (Blockwork/Timber/Slate)
Utilities: Mains water and drainage, mains electricity, mains gas. Gas Central Heating with new boiler in 2022.

Mobile Coverage: Three - Good outdoor and in home. EE - Good outdoor, limited indoor, 02 and Vodafone - Good outdoor, variable indoor (source - Ofcom)

Broadband Availability: Ultrafast available - source Ofcom

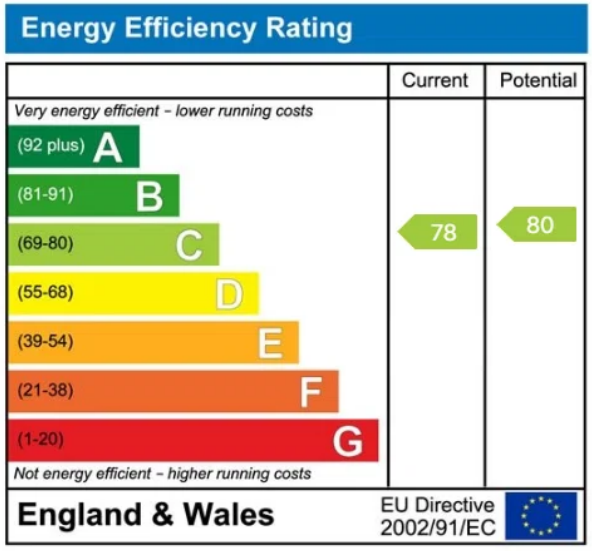
Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

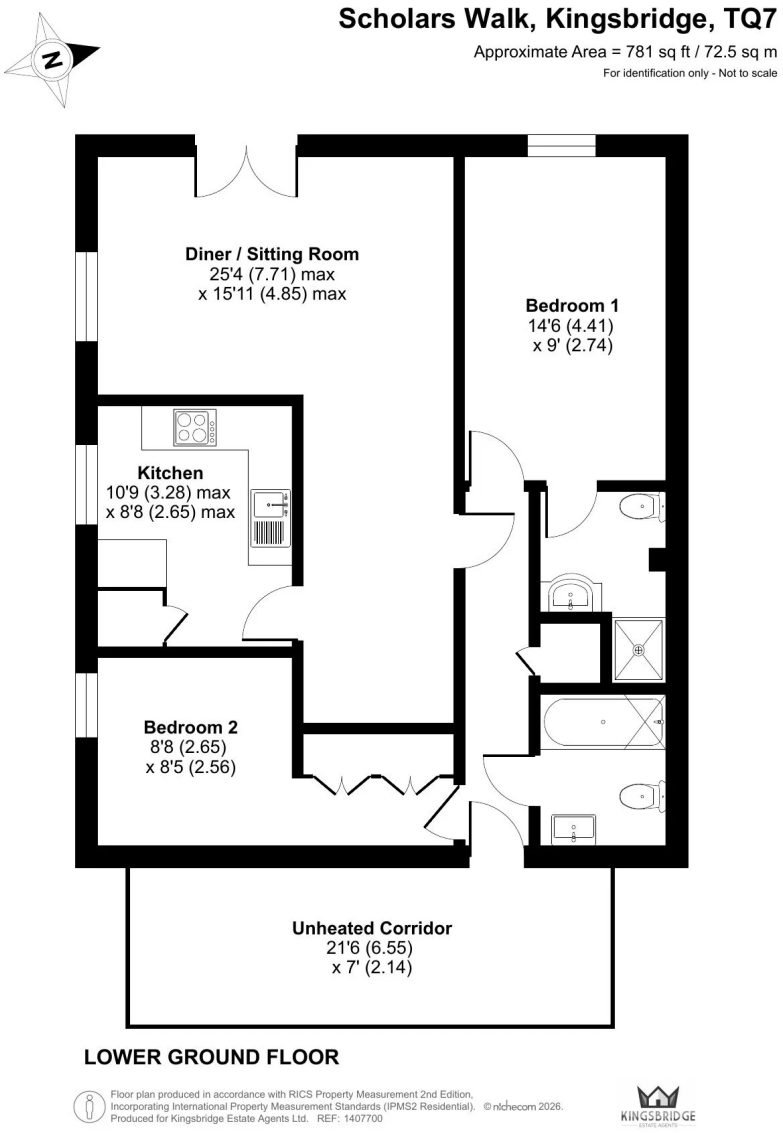
Planning or Development Issues: None Known

Restrictive Covenants / Rights of Way: None Known

Additional Notes
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.







Kingsbridge - Sales

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Disclaimer:

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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.