FLAT C, 93 FORE STREET KINGSBRIDGE

£285,000

LEASEHOLD

A ground floor apartment with direct access to a private patio and parking.

• Bright open-plan kitchen/living/dining room with patio access • Fully fitted contemporary kitchen • Allocated parking space • PCC Warranty • Two bedrooms, two bathrooms • Central town location in Kingsbridge • Perfect as a main residence, lock up and leave or investment opportunity

Flat C is a well-presented ground-floor apartment, peacefully positioned in the centre of Kingsbridge yet tucked away from the day-to-day hustle and bustle. Forming part of the historic Kings Arms Hotel, this landmark building has been thoughtfully redesigned to create a superb collection of homes, combining modern finishes and facilities with the charm and character of the original property.

The accommodation is arranged to suit contemporary living and comprises an entrance hallway, two well-proportioned bedrooms, and a useful utility/plant cupboard. One of the bedrooms enjoys doors opening directly onto the private courtyard, while the apartment is served by both a shower room and a separate bathroom, offering flexibility and convenience for everyday life.

At the heart of the home is a bright open-plan kitchen, dining, and living area with doors leading out to the private courtyard, creating a fantastic indoor-outdoor feel rarely found in apartment living. Externally, the courtyard also benefits from its own access, and the property includes an allocated parking space adjacent to the building. The homes come with a PCC warranty, making Flat C an excellent opportunity as a main residence, a lock-up-and-leave retreat, or an investment.

Tenure: Leasehold of 999 years from 1 January 2022

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric Heating. PCC Warranty

Service Fee: Approx. £682.00 Per Annum

EPC: Current E (53) Potential C (75)

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.

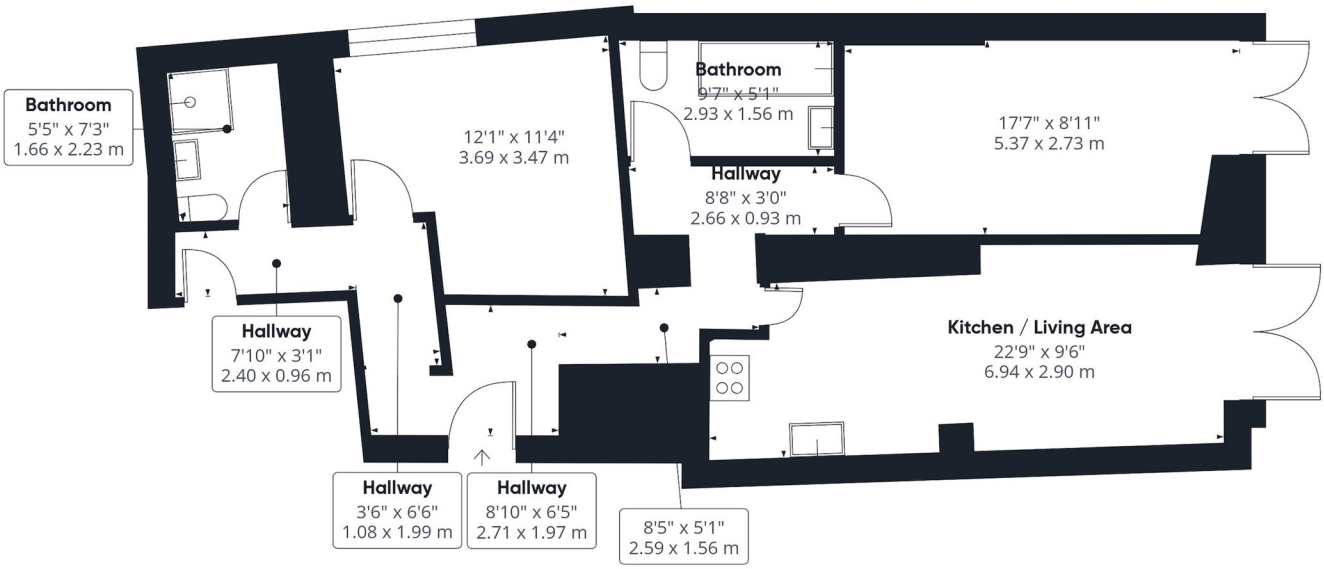
Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

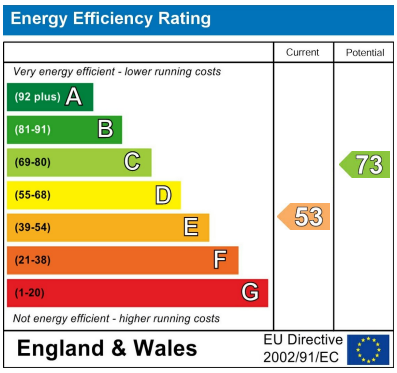
Directions: 91-93 Fore Street is located at the higher end of Fore Street on the right hand side just after the clock tower on the opposite side of the street What Three Words:///dizziness.silly.collected

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property,

• Short drive to beaches including Bantham, Hope Cove and Thurlestone • Walking distance to all local amenities and Kingsbridge Estuary

but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





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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