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79 CHURCH STREET

KINGSBRIDGE

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TQ7 1BY



79 CHURCH STREET

GROUND FLOOR

Living Room | Kitchen | Bathroom

FIRST FLOOR

Bedroom 1 | Bedroom 2

EXTERNAL

Front Courtyard | Rear Courtyard



“A charming 2 bedroom cottage with outdoor space ”...

79 Church Street is a charming cottage offering characterful accommodation arranged over two floors. Upon entering the property, you are welcomed into the cosy living area, featuring an attractive iron fireplace with alcoves to either side, creating a lovely focal point to the room. There is also a useful under stairs storage cupboard providing additional practicality.

- Walking distance of the town centre and local amenities
- Enclosed low-maintenance courtyard garden with external store
- Previously operated as a successful long-term rental investment
- No onward chain
- Perfect for first time buyers, as an investment or lock up and leave

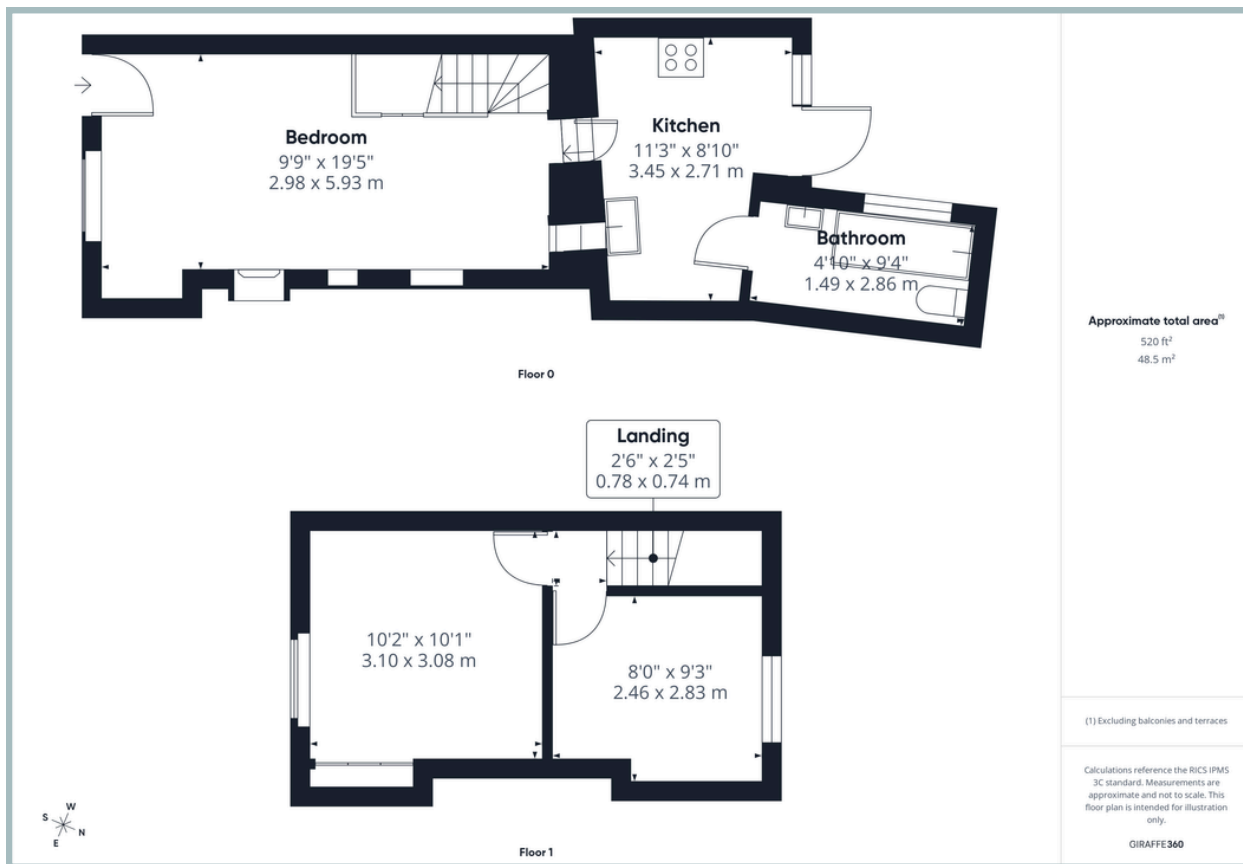
Steps lead down to the kitchen, which is fitted with a range of wall and floor mounted cupboards offering ample storage space. Located just off the kitchen is the bathroom, complete with a shower over the bath.

A door from the kitchen opens out to the enclosed courtyard garden, a low-maintenance outdoor space ideal for those seeking easy upkeep. The courtyard also benefits from an external store room, perfect for additional storage or use as a utility area.

Upstairs, the property offers two well-proportioned bedrooms, both enjoying plenty of natural light and providing comfortable accommodation.



TOTAL APPROXIMATE AREA: 520 SQ FT 48.5 SQ M



Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating

EPC: Current D (65) Potential B (85)

Viewings: Very strictly by appointment only

Notes: Grade II Listed

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: As you are driving down Church Street pass the Dodbrook Inn on your left and the property is further down on your right.

What Three Words: [///gifts.rebel.conjured](http://gifts.rebel.conjured)

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles

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