

£195,000

FOR SALE



- ❖ Walking distance to town centre
- ❖ No Onward Chain
- ❖ Allocated Private Parking
- ❖ Large Enclosed Garden
- ❖ Modern Bathroom
- ❖ Utility Room
- ❖ Flexible & Spacious Living Space
- ❖ Council Tax Band A

## 2 Bedroom Maisonette - Kingsbridge



### 7 Balkwill Court, Balkwill Road, Kingsbridge

#### Property Summary:

A well-presented two-bedroom maisonette in Kingsbridge with bright, spacious living accommodation, a balcony and flexible layout. Benefiting from a generous rear garden and allocated parking, the property offers both practicality and outdoor space.

#### About the Area:

Kingsbridge is a charming market town in South Devon, nestled in the South Hams Area of Outstanding Natural Beauty. Situated at the head of the Kingsbridge Estuary, it offers stunning scenery, a vibrant town centre with independent shops, cafés, and restaurants, as well as excellent access to nearby beaches and coastal walks. Perfect for those seeking a mix of countryside and coastal living.



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## The Property:

The property is entered via a hallway with stairs rising to the first floor and doors leading to the bedrooms. There is a useful large storage cupboard, along with a utility area and a downstairs WC with plumbing for a washing machine.

On the ground floor there is a good-sized double bedroom and a further spacious single bedroom, which benefits from a door providing direct access to the rear garden.

Upstairs, the main living accommodation is light and airy. The living room overlooks the garden and opens onto a balcony, providing space to sit outside. There is also a decorative fireplace with electric fire and room for a dining table if required.

The kitchen enjoys views over the rear towards the town and offers a range of storage units, an electric oven with extractor over, space for a fridge freezer and room for a table and chairs. The layout provides flexibility for those working from home, with space for a desk in either the living room or kitchen. The family bathroom has been updated and comprises a large walk-in shower, WC, wash basin and heated towel rail.

A particular feature of the property is the long rear garden, accessed either directly from the bedroom or via a side pathway. The garden is mainly laid to lawn with established shrubs and includes a patio area adjoining the property. At the bottom of the garden there is a gate leading onto Balkwill Road, where on-road parking is available for visitors or additional vehicles.

To the front of the building there is a small residents' car park, with one allocated space for the property accessed from Waverley Road.

## Further Information & Services:

**Tenure:** Leasehold. 999 year lease with 947 years remaining. Ground rent £10 per annum and no service charge. Owner contributes one third of the cost of repairs and insurance.

**Council Tax Band:** Band A

**EPC Rating:** D

**Construction Type:** Standard brick/block. New roof in 2015.

**Utilities:** Mains Water Supply, Mains drainage, Gas central heating, Mains electricity.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2 and Three. Signal strength may vary.

**Broadband Availability:** Full Fibre Broadband available – speeds up to 1600 Mbps (Openreach)

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

**Planning or Development Issues:** New housing estate being built on West Alvington Hill.

**Restrictive Covenants / Rights of Way:** No public right of way but Flat 6 has path from car park down side of property to own gate.

## 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.

## Disclaimer:

*Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by the agent and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should be sought.*

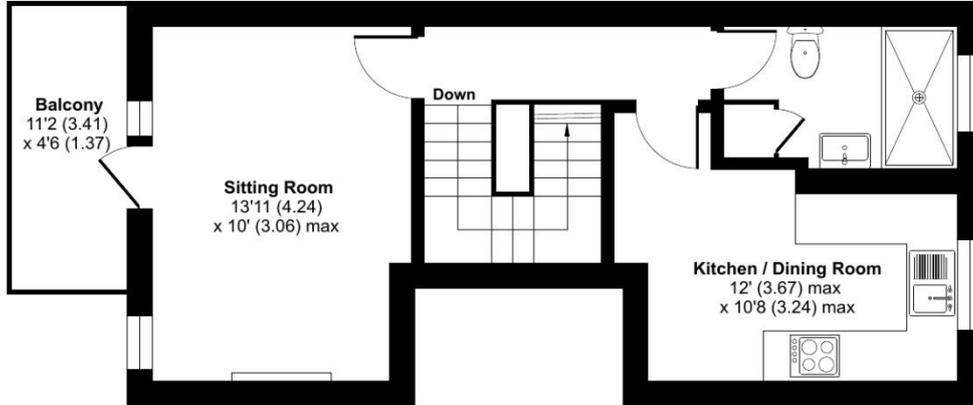
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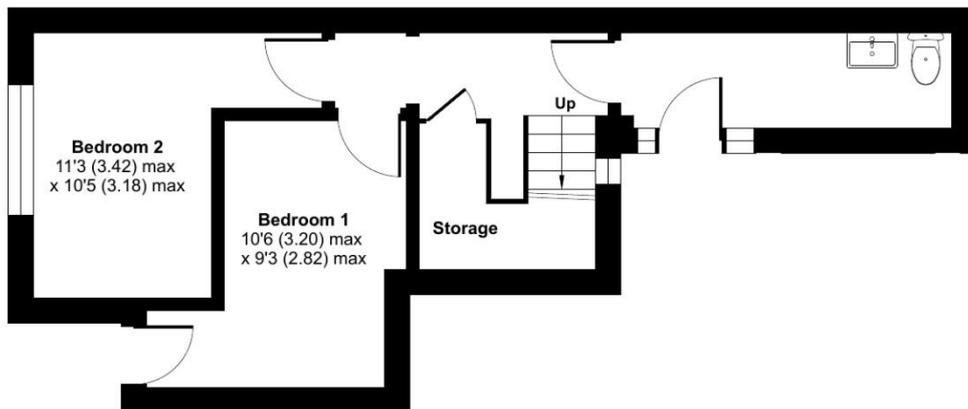
# Balkwill Court, Balkwill Road, Kingsbridge, TQ7

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1417997



	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		

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