

£225,000

FOR SALE



2 Bedroom Cottage - Kingsbridge

- ❖ 2 Bedroom Cottage
- ❖ Beautifully Presented
- ❖ Modern Bathroom
- ❖ Modern Kitchen
- ❖ Close to local amenities
- ❖ Large Away Garden
- ❖ Perfect Holiday Rental or Bolt Hole
- ❖ Grade II Listed
- ❖ Plenty of Period Features
- ❖ Popular Town Location
- ❖ No Onward Chain
- ❖ Council Tax Band B



132 Church Street, Kingsbridge



Property Summary:

A beautiful Grade II listed terraced cottage in the heart of Kingsbridge. The property benefits from gas central heating, two double bedrooms, wet room, spacious lounge and away garden. Previously used as a long term rental, this property would make a perfect first home, investment property or bolt hole.

About the Area:

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.

Please call to arrange a viewing **Kingsbridge Estate Agents** 01548 856685

www.kingsbridgeestateagents.co.uk

The Property:

132 Church Street is a beautiful Grade II listed terraced cottage with charm and character. This period property, which has previously been used as a holiday let, would make an ideal first home or bolt hole.

Stepping through the part-glazed wooden door, you are welcomed into a cosy, bright reception room. A sash window offers views to the front with a window seat below, while a decorative fireplace with shelving and a wooden mantle adds a touch of rustic charm.

From the living room, a short passage opens into the kitchen. Here, a range of wall and floor-mounted units provides ample storage, and there is space for an electric cooker, a dishwasher and a washing machine.

The property boasts two double bedrooms. The first bedroom, located on the ground floor, features wooden flooring and a rear-facing window and French doors that lead to the garden. The second bedroom, accessed via a staircase with a charming, curved wall and skylight, is a double bedroom with window to the front elevation.

The bathroom is a fully tiled wet room with a wall-mounted shower, a low-level WC, and an inset sink.

The away garden, accessible through a shared courtyard, is a substantial outdoor space, approximately 40 feet in length, and offers wonderful views of the town and is perfect for relaxing or entertaining.

With its period features, modern conveniences, and idyllic location, this charming cottage is not only a perfect holiday let but also a wonderful place to call home. Sold with no onward chain.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage, gas and electric

EPC Rating: D

Construction Type: Standard brick/block.

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

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

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

Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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.

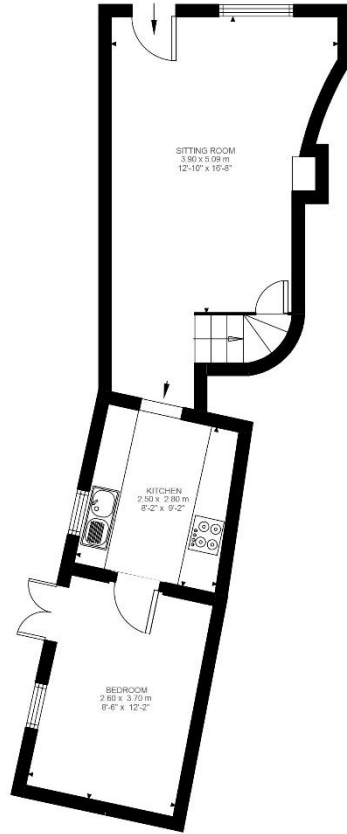
Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

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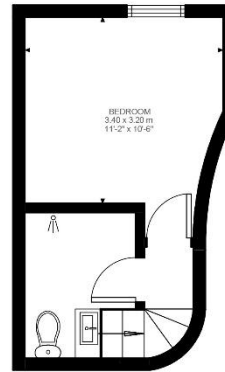
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Church Street, TQ7

APPROXIMATE GROSS INTERNAL (LIVING) AREA
56.04 SQ.M / 603 SQ.FT



GROUND FLOOR



FIRST FLOOR



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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

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