



Scholars Walk, Kingsbridge
Kingsbridge

Guide Price
£210,000

The Property:

Situated in the popular Scholars Walk development, this well-presented ground-floor apartment represents an ideal purchase for first-time buyers or those seeking a low-maintenance investment property. Conveniently positioned within walking distance of Kingsbridge town centre and the local primary school, the location offers both practicality and long-term appeal.

The apartment is accessed via a communal entrance hallway and then internally, there is a hall with doors leading to all rooms.

The living space is bright and generously proportioned, featuring French doors that open on to the communal garden as well as ample room for both relaxing and dining. The kitchen is neatly arranged with modern white units and includes an oven with gas hob, space for a fridge freezer, and plumbing for a washing machine, making it well suited to modern living and rental use.

The main bedroom benefits from a contemporary en-suite shower room, while the second bedroom is a good sized double bedroom with built in storage. The family bathroom features a white suite including bath with shower over, WC and basin.

Externally, the property enjoys the use of a communal garden which is accessed from the reception room (and separate entrance for the 2 other flats in the building). There is also an allocated parking space to the rear of the property.

The 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, O2 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

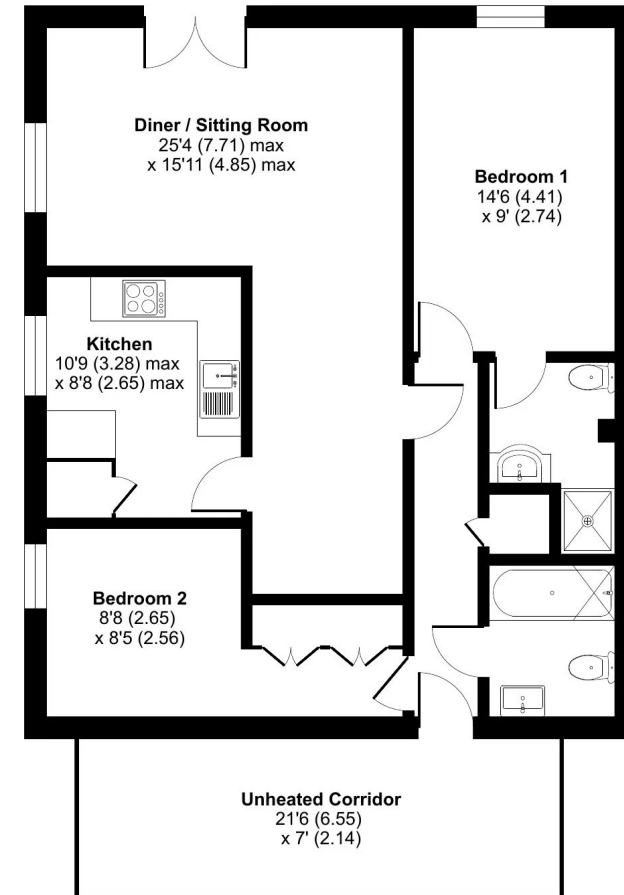
sales@kingsbridgeestateagents.co.uk

<https://www.kingsbridgeestateagents.co.uk/>



Scholars Walk, Kingsbridge, TQ7

Approximate Area = 781 sq ft / 72.5 sq m
For identification only - Not to scale



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1407700



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.