

£169,950

FOR SALE



2 Bedroom Apartment - Kingsbridge

- ❖ 2 bedroom apartment
- ❖ Beautifully presented
- ❖ Stunning Views
- ❖ Two Bathrooms
- ❖ Town Centre Location
- ❖ No Onward Chain
- ❖ Private Parking
- ❖ EPC Rating C
- ❖ Council Tax Band B



63 Scholars Walk, Kingsbridge



Property Summary:

A beautifully presented 2 bedroom first floor apartment in Scholars Walk with stunning views across the town of Kingsbridge. This property benefits from parking, 2 double bedrooms and no onward chain.

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.

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The Property:

63 Scholars Walk is a charming first-floor apartment located at the top of the estate, offering a private parking area, its own entrance, and stunning views of the town and countryside due to its elevated position. Upon entering, you are greeted by a spacious entrance hall with access to all rooms, as well as a large storage cupboard that provides ample space for shelving.

The living room, immediately to the right, is filled with natural light thanks to the double-aspect windows, which also frame beautiful views of Kingsbridge and the surrounding countryside.

Adjacent to the living room is the kitchen, which features cream base and wall units, an electric oven with hob and extractor, and an integrated dishwasher. The kitchen is also equipped with a window above the sink, allowing you to enjoy the views while washing up. Additionally, there is space for a fridge-freezer and plumbing for a washing machine, with a built-in cupboard that houses the boiler and provides further storage.

The main bedroom is a generously sized double room with floor-to-ceiling built-in wardrobes and benefits from an ensuite shower room, complete with an enclosed shower, WC, and basin. The second bedroom is a smaller double with built-in cupboard and double-aspect windows that bring in plenty of natural light while offering views of the surroundings.

The family bathroom includes a bath with a shower over, WC, and basin. Both bathrooms feature towel warmers, which can be operated off the central heating system or independently, ensuring warm towels year-round.

The property is accessed via a well-maintained and secure communal hall with an intercom entry system. There is an allocated parking space for one car within a private car park, and two visitor parking spaces are also available exclusively for this building.

The vendor is open to considering offers on the furnishings, making the property move-in ready.

Further Information & Services:

Tenure: Leasehold

Lease Information: 155 years with 131 years remaining (as from 01/01/26).

- The apartment service charge is £638.90 payable twice yearly for an annual total of £1277.80
- The estate service charge is similarly payable twice yearly for an annual total of £362.00
- And there is a ground rent charge, also payable twice yearly, for an annual total of £347.52

Services: Mains electricity, gas, water and drainage

Broadband & Mobile Network: - Superfast up to 80Mbps and some network availability (Ofcom)

Council Tax: Band B

EPC Rating: Band C

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

The property is of standard construction.

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.

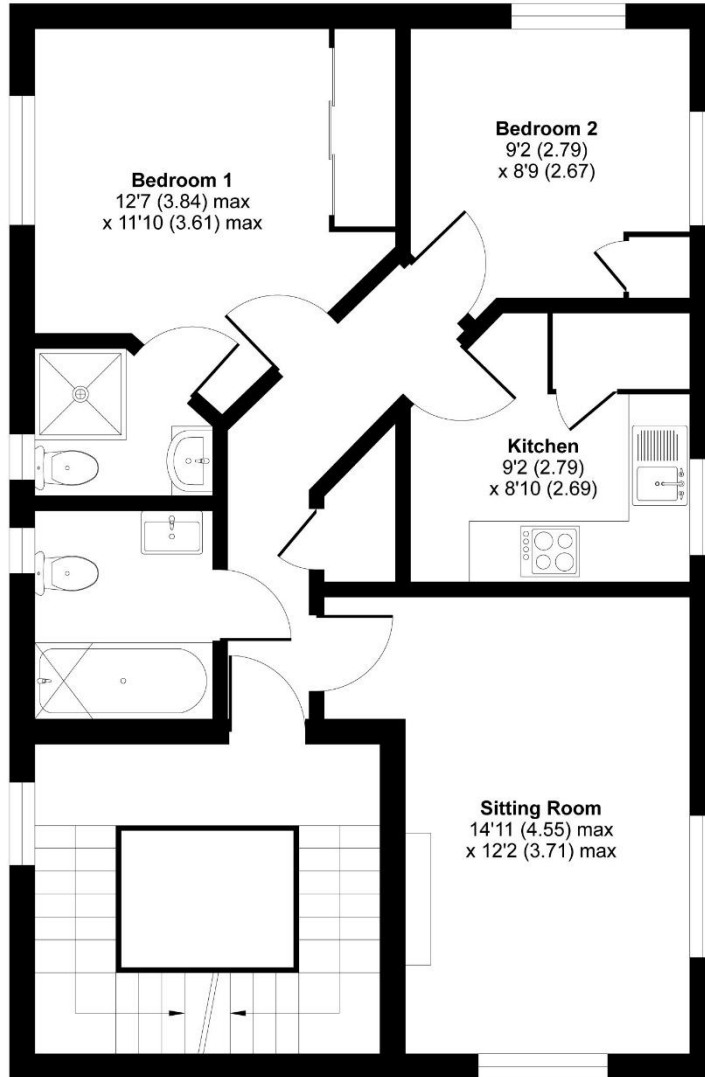
Disclaimer:

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 Kingsbridge Estate Agents 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.

Scholars Walk, Kingsbridge, TQ7

Approximate Area = 590 sq ft / 54.8 sq m (excludes staircase)

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1205856



	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

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