

£135,000

FOR SALE



1 Bedroom Flat - Kingsbridge

- ❖ 1 bedroom apartment
- ❖ Beautifully presented
- ❖ Well-equipped kitchen
- ❖ Modern bathroom
- ❖ Large Double Bedroom
- ❖ Countryside views
- ❖ Residents parking
- ❖ Easy Access to Town and Amenities
- ❖ Council Tax Band A
- ❖ EPC Rating C
- ❖ Bright & Spacious Living Space



24 Hurrell Court, Kingsbridge



Property Summary:

Well-presented one-bedroom flat within easy reach of Kingsbridge town centre, offering a bright open-plan kitchen/living space, good-sized double bedroom and ample built-in storage. The property benefits from gas central heating, double glazing and residents' parking, and would make an ideal first-time purchase or buy-to-let investment.

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. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

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The Property:

24 Hurrell Court is a well-presented one-bedroom flat, conveniently located within easy reach of Kingsbridge town centre. Accessed via a private stairwell, a UPVC front door opens into a welcoming entrance hall, with doors leading to all rooms and a useful airing cupboard providing additional storage.

The open-plan kitchen and living area offers a modern, practical layout, well suited to both day-to-day living and entertaining. The kitchen itself is bright and well-equipped, with a good range of cupboard units, an electric oven and hob with extractor over, and space and plumbing for a washing machine and a dishwasher, along with undercounter fridge and freezer. A partial dividing wall subtly separates the kitchen from the main living space while maintaining an open, sociable feel. Two front-facing windows allow for plenty of natural light, and the generous reception area comfortably accommodates both seating and dining, further complemented by a large built-in storage cupboard ideal for coats and shoes.

The double bedroom is well-proportioned and benefits from a large built-in cupboard and has a delightful view of West Alvington Woods and the surrounding countryside.

The bathroom is modern and fresh and has been recently refitted with a new bath with electric shower over and new vinyl flooring. The bathroom also benefits from a low-level WC, wash hand basin, as well as an additional storage cupboard.

The property benefits from gas central heating and double glazing throughout, and is presented in good order, making it an ideal first-time purchase or buy-to-let investment.

Outside, there is a small courtyard area at the top of the steps where the current owner has arranged it as a seating area. To the rear of the building, a communal car park provides residents' parking.

Situated in the heart of Kingsbridge, this property is close to amenities and plenty of lovely walks.

Property Information:

Tenure: Leasehold. 125 years from 18 June 2001 with 100 years remaining. Service charge of approx. £410.04 per annum which includes ground rent and buildings insurance. In addition there is a 7 year contribution for the external painting of building which is approx £1,700 per leaseholder and is currently charged monthly Managed by Livewest.

Council Tax Band: A

EPC Rating: C

Construction Type: Standard brick/block.

Utilities: Mains water supply and drainage. Mains electric. Mains Gas. Gas Central Heating.

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

Broadband Availability: Superfast and Ultrafast fibre available – check via Ofcom or supplier

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

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.

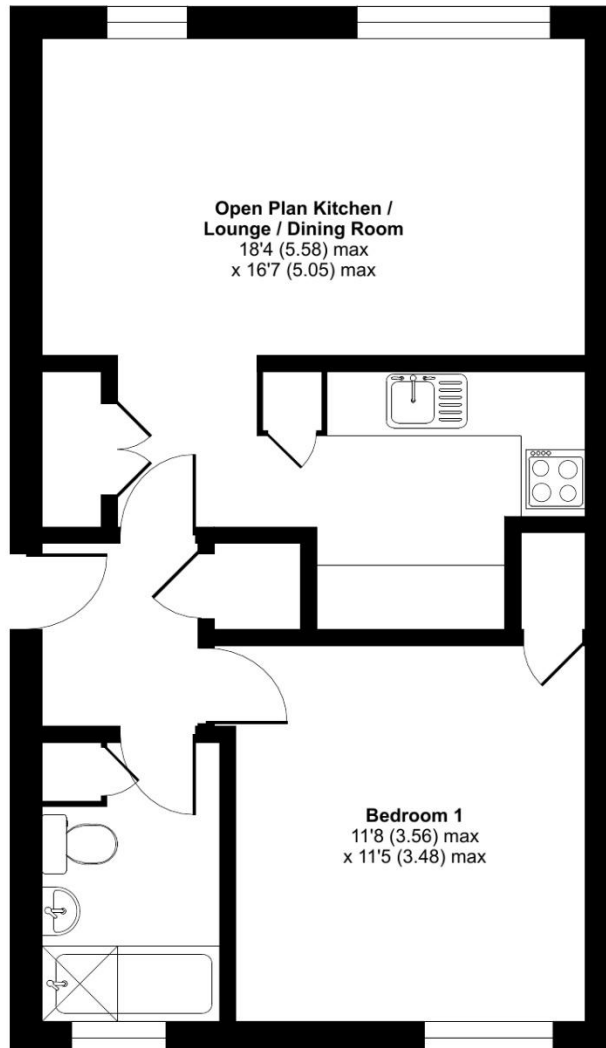
Disclaimer:

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.

Hurrell Court, Hurrell Road, Kingsbridge, TQ7

Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Practical Application of Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsbridge Estate Agents.

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	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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