

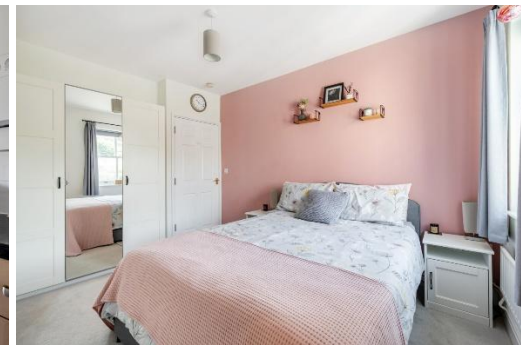
£195,000

FOR SALE



2 Bedroom Apartment - Kingsbridge

- ❖ 2 bedroom apartment
- ❖ Beautifully Presented
- ❖ Spacious & Bright Living Space
- ❖ Allocated Secure Parking
- ❖ Perfect Lock-Up & Leave
- ❖ Town Centre Location
- ❖ Close to All Amenities
- ❖ No Onward Chain
- ❖ Furnishings Included in Sale
- ❖ Two Bathrooms
- ❖ Two Double Bedrooms



5 Abbots Quay, Kingsbridge



Property Summary:

Spacious second-floor apartment in a central Kingsbridge location, offering two double bedrooms, bright south-facing living space, and secure gated parking. Ideal as a main home, investment, or second residence, with all amenities just a short walk away. Sold with 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.

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

www.kingsbridgeestateagents.co.uk

The Property:

Situated on the second floor in a central Kingsbridge location, this well-presented two-bedroom apartment offers generous, modern living with the convenience of town amenities close at hand.

Accessed via either lift or stairs, the apartment opens into a welcoming entrance hallway, providing useful storage for coats and shoes. The spacious south-facing living/dining room is particularly light and welcoming, with three sash windows allowing for an abundance of natural light throughout the day.

The kitchen is arranged in a practical galley style and is well-equipped with a range of contemporary fitted units and integrated appliances, including an electric oven, induction hob, dishwasher and fridge/freezer, alongside a freestanding washing machine. Ample worktop space and storage make it well suited to everyday use as well as entertaining.

There is also the added benefit of loft storage, along with a separate utility cupboard off the hallway for additional household items.

Both bedrooms are comfortable doubles, with the principal bedroom featuring a built-in wardrobe and an en-suite shower room complete with washbasin, WC and heated towel rail. The main bathroom is fitted with a bath and overhead shower, washbasin, WC, heated towel rail and a large storage cupboard which houses a tumble dryer.

The property further benefits from an allocated parking space, accessed via a secure, remotely operated gate.

Ideally positioned within easy reach of shops, cafes and other local amenities, the apartment is well suited for full-time living, a buy-to-let investment or a private second home. Please note that holiday letting is not permitted, and the furnishings are included in the sale.

This is a great opportunity to acquire a spacious and low-maintenance home in the heart of Kingsbridge.

Further Information & Services:

Tenure: Leasehold – 999 years with 978 years remaining.

Service Charge - £2465 PA. No ground rent is payable.

Council Tax Band: Band C

EPC Rating: C

Construction Type: Standard brick/block

Utilities: Mains water and drainage, Gas central heating, mains electric, main gas

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

Broadband Availability: Ultrafast fibre available – speeds up to 1800Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a high risk flood zone. This will apply to the car park rather than the apartment and only during a particularly high tide with heavy rainfall. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known

Restrictive Covenants: Yes. Lease stipulates no pets, holiday rentals not allowed, no vans in the car park and no signage in the windows.

Location Above/Adjacent to Commercial Premises: Yes above 3 commercial units - holiday lets agency, kitchen & bathroom showroom and 1 vacant unit

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.

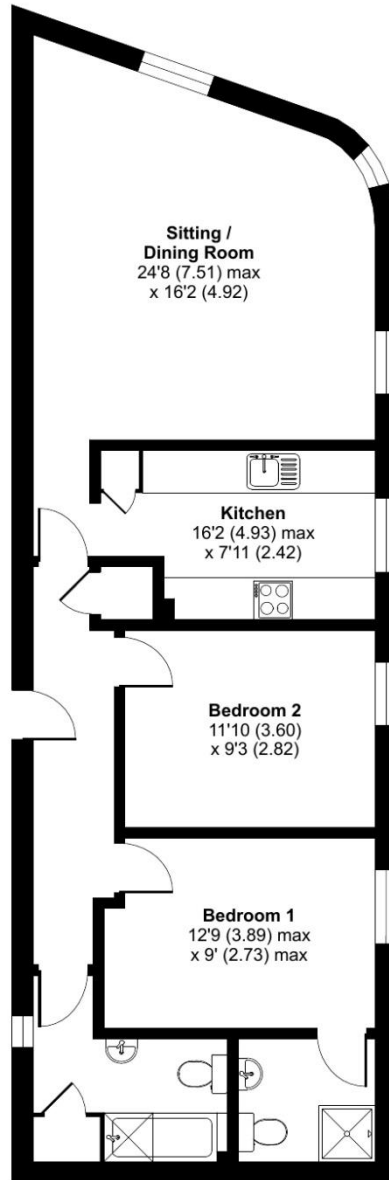
Disclaimer:

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.

Abbots Quay, Prince Of Wales Road, Kingsbridge, TQ7

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1432932



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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