

£215,000

FOR SALE



## 2 Bedroom Cottage - Kingsbridge

- ❖ 2 double bedrooms
- ❖ Town Centre Location
- ❖ End of Terrace Cottage
- ❖ Courtyard Garden
- ❖ Perfect First Home or investment
- ❖ Period Features
- ❖ Council Tax Band A
- ❖ Beautifully Presented
- ❖ Grade II Listed



## 1 Phoenix Place, Baptist Lane, Kingsbridge

### Property Summary:

Charming Grade II Listed two-bedroom end-of-terrace cottage tucked just off Fore Street in the heart of Kingsbridge. Offering a blend of period character and modern comfort, the property is warm, inviting and filled with natural light. Its flexible layout makes it well suited to home working, a small family or those seeking a centrally located first home. An excellent opportunity for first-time buyers or as a buy-to-let investment, combining character, convenience and practicality in equal measure.

### 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.



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

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

## The Property:

Tucked away just off Fore Street in the heart of the town, this charming Grade II Listed end-terrace property offers a peaceful and well-maintained home in a highly convenient setting.

The property is entered via a welcoming hallway with quarry tiled flooring, two radiators and useful under stairs storage. Stairs rise to the first floor, featuring a mahogany handrail with painted balustrades.

To the right, the reception room provides a comfortable and cosy living space with a feature fireplace and built-in cupboards. This room opens into a dining area, which could equally serve as a study space for those working from home.

The kitchen is modern in style and fitted with wood worktops, an integrated oven with gas hob and extractor over, and space for a dishwasher. Just off the kitchen is a small utility area with space to stack a washing machine and tumble dryer.

Upstairs, there are two well-proportioned bedrooms, both capable of accommodating double beds. The principal bedroom benefits from built-in storage and a feature fireplace. The family bathroom is fitted with a bath and shower over, WC and wash basin, and also retains a feature fireplace along with additional storage.

Outside, there is a private patio area, which is a wonderful suntrap in the summer and is ideal for outdoor dining or to simply enjoying some fresh air.

Situated within easy reach of local shops, restaurants and transport links, the property combines a central location with a tucked-away position, making it well suited to a small family or professionals looking for a comfortable home close to amenities.

## Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric, water and drainage. Gas central heating.

**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:** Superfast fibre available – check via Ofcom or supplier

**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.

**Other Information:** Grade II Listed

Viewings strictly by appointment only with Kingsbridge Estate Agents.

## Disclaimer:

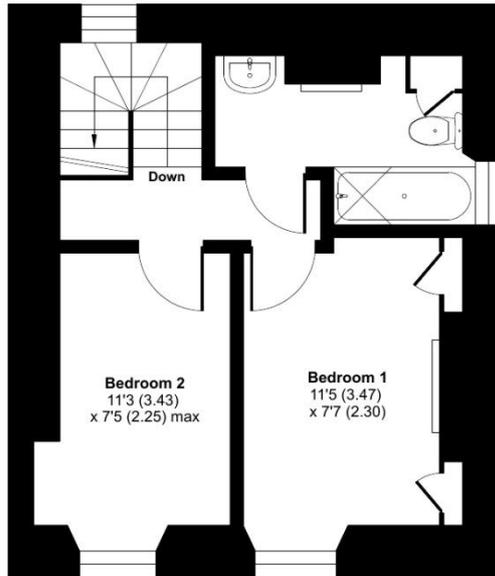
*These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise 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.*

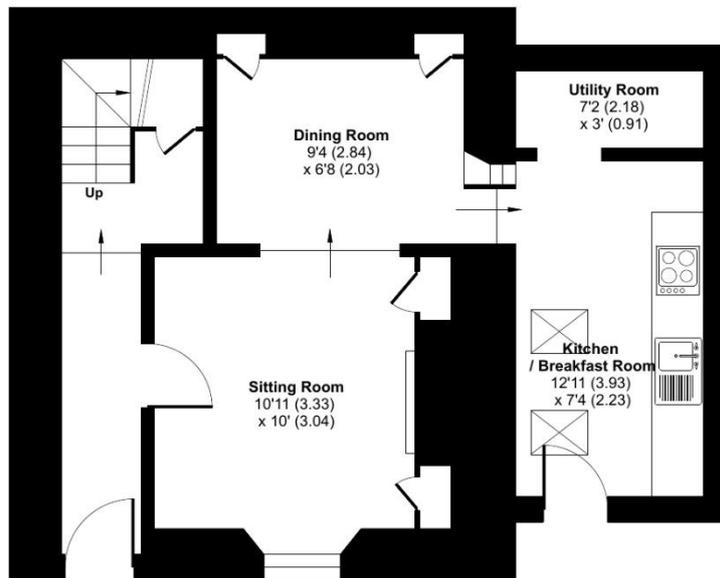
# Phoenix Place, Baptist Lane, Kingsbridge, TQ7

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1409742



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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