

£225,000

FOR SALE



2 Bedroom Ground Floor Flat - Kingsbridge

- ❖ Two Double Bedrooms
- ❖ Use of Communal Garden
- ❖ Easy Walking Distance to Town
- ❖ Allocated Parking Space
- ❖ Property & Garden on one level
- ❖ Ideal for first time buyers or investors
- ❖ Open Plan Living/Dining Room
- ❖ Bright & Modern Kitchen
- ❖ Two Bathrooms
- ❖ No Onward Chain



36 Scholars Walk, Kingsbridge

Property Summary:

Well-presented two-bedroom ground floor apartment located in the popular Scholars Walk development. The property benefits from an allocated parking space and access to a communal garden and is offered with no onward chain. Comprising two double bedrooms and within easy walking distance of the town centre and local amenities, it would make an ideal first-time purchase or a comfortable downsizer.

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**

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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.

Further Information & Services:

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.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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 the agent 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.

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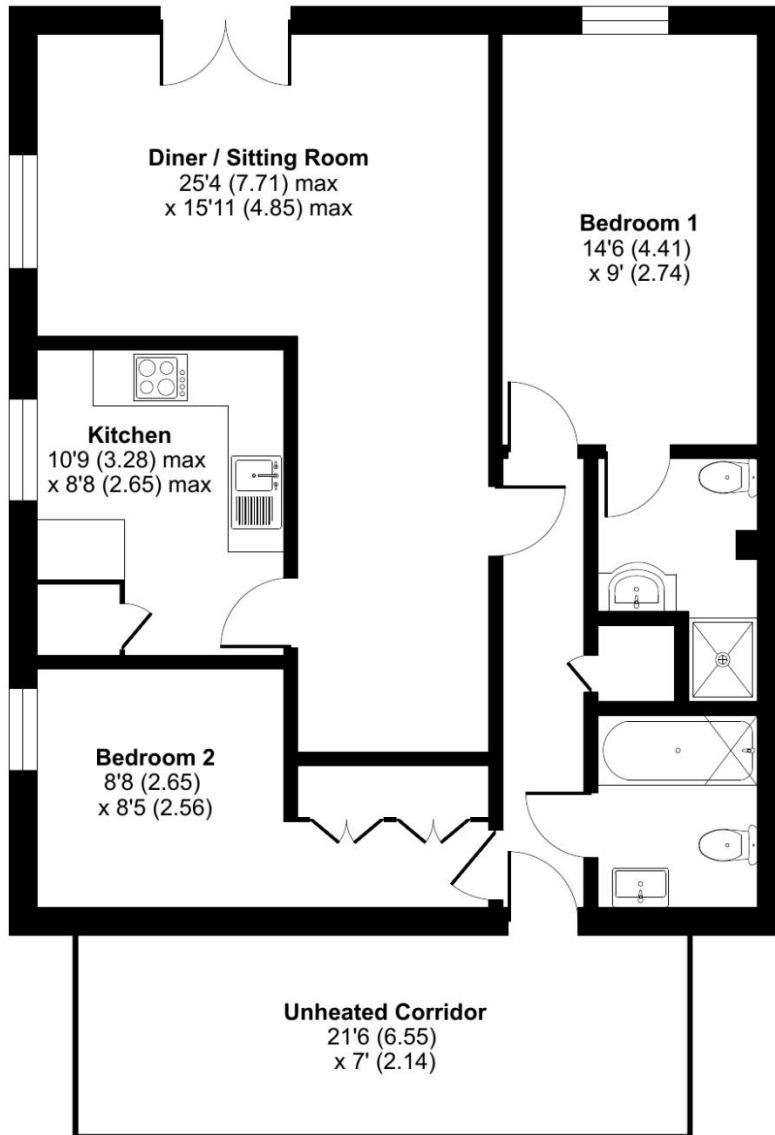
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Scholars Walk, Kingsbridge, TQ7

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). © nlshecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1407700



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	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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