

£145,000

FOR SALE



1 Bedroom Ground Floor Flat - Kingsbridge

- ❖ No Onward Chain
- ❖ Residents Parking
- ❖ Communal Garden Space
- ❖ Bright & Spacious Open Plan Living Space
- ❖ Walking Distance to Amenities
- ❖ Perfect Investment Property or First Home
- ❖ Council Tax Band A
- ❖ Beautifully Presented



6 Hurrell Court, Kingsbridge



Property Summary:

A spacious one-bedroom flat in Kingsbridge with residents' parking, offering a large bedroom and generous open plan living/dining area. Currently used as a long term rental, this property offers an excellent investment potential or first time home. 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. 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:

6 Hurrell Court is a well-presented, ground-floor, one-bedroom flat conveniently located close to the centre of Kingsbridge.

Accessed via a private alleyway with a useful storage cupboard, the UPVC front door opens into a welcoming reception hall with doors leading to all rooms, along with a useful airing cupboard.

The open-plan kitchen and living space creates a modern and functional layout, ideal for both everyday living and entertaining. The kitchen is fresh and contemporary, featuring an integrated dishwasher, fridge freezer, eye-level double oven, electric hob with extractor over, and a washer/dryer. A central island provides excellent workspace and includes an overhang for high stools, creating a sociable breakfast bar area. Two front-facing windows and an additional side window allow plenty of natural light to fill the room, while the generous reception space comfortably accommodates both a lounge area and a dining table.

The double bedroom is a good size and benefits from a side-facing window overlooking the communal garden area. The bathroom is clean and modern, comprising a low-level WC, hand wash basin, bath with shower over, and a heated towel rail.

Benefiting from gas central heating and double glazing throughout, the property is in excellent condition and would make an ideal first-time purchase or buy-to-let investment.

The property is currently tenanted, generating a rental income of £650 per calendar month.

To the rear of the building there is a communal car park providing residents' parking.

Property Information:

Tenure: Leasehold. 125 years from 28 August 1989 with 88 years remaining. Service charge of approx £439.08 per annum which includes ground rent and buildings insurance. 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:

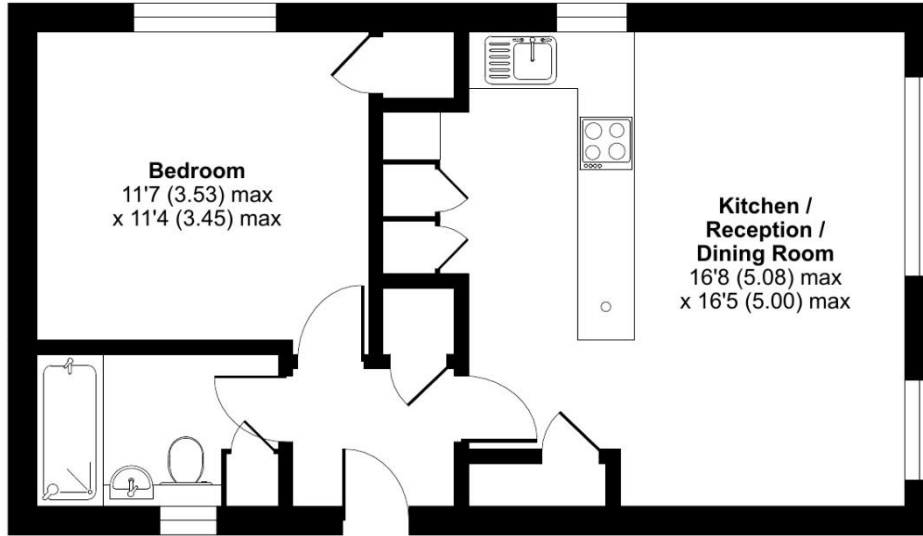
Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, 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.

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Hurrell Road, Kingsbridge, TQ7

Approximate Area = 508 sq ft / 47.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1410180



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	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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