

£190,000

Guide Price

- ❖ Stunning Estuary Views
- ❖ Two Double Bedrooms
- ❖ Top Floor Flat
- ❖ Allocated Parking Space
- ❖ Town Centre Location
- ❖ No Onward Chain
- ❖ Perfect Investment or First Home
- ❖ EPC Rating C
- ❖ Bright & Spacious Living Space
- ❖ Well-Maintained and Move-In ready

FOR SALE



Two Bedroom Apartment - Kingsbridge



Flat A, Duncombe Court, Kingsbridge

Property Summary:

Flat A is a top-floor apartment situated in Duncombe Court at the top of Fore Street in Kingsbridge. The property benefits from two double bedrooms and a large and spacious reception room with far-reaching views over the surrounding countryside and towards the Salcombe Estuary.

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.

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The Property:

The property is bright and spacious throughout, with plenty of natural light creating a welcoming atmosphere. From the front door, stairs lead up to the entrance hallway with doors to all rooms.

There is a generous living and dining area with large window showcasing the view across town and down to the estuary. Just off the living space is the kitchen which is fitted with a range of units, a cooker with hob and space for an undercounter fridge and freezer as well as space and plumbing for a washing machine. The room could comfortably be opened up to be an open plan kitchen/living space.

The apartment offers two good-sized double bedrooms and the main bedroom also has lovely views. The family bathroom consists of a bath with shower over, WC and handbasin with a velux window to bring in natural light.

There is also a large storage cupboard and useful eaves storage, providing plenty of room to keep everyday items neatly tucked away.

Outside, the property includes an allocated parking space, a valuable feature for a home located so conveniently in the heart of town.

Property Information:

Tenure: Freehold with managed areas. Annual service charge for communal areas is currently £480. The vendor has been advised that it will be increased to £840 per annum. Managed by LJL Property Management.

Council Tax Band: A

EPC Rating: C

Construction Type: Standard brick/block. We have been advised that the roof tiles contain asbestos and a report is available if required.

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.

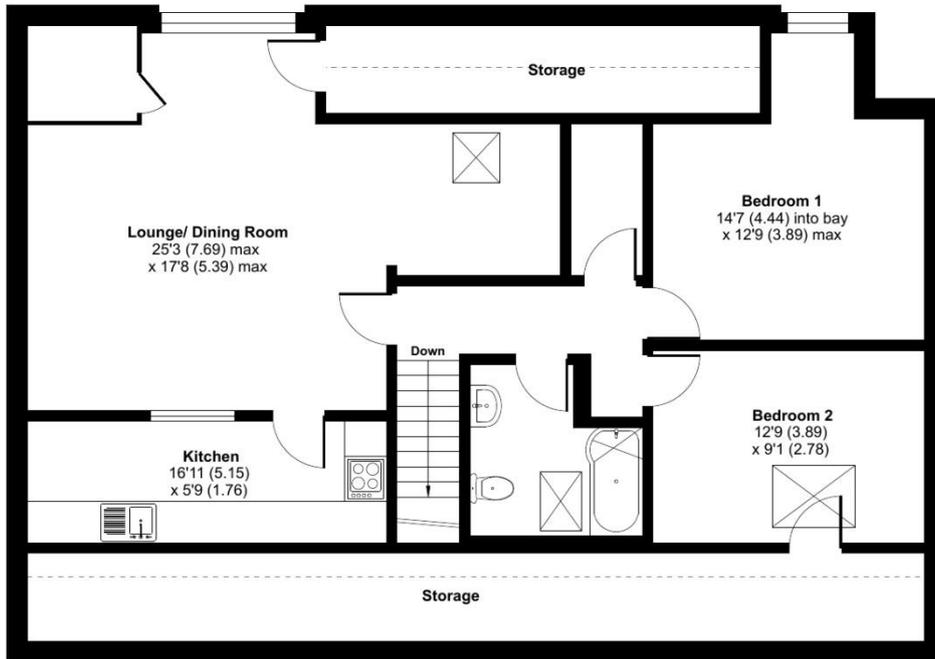
Duncombe Court, Duncombe Street, Kingsbridge, TQ7



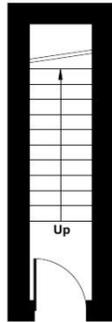
Approximate Area = 1082 sq ft / 100.5 sq m
 Limited Use Area(s) = 171 sq ft / 15.8 sq m
 Total = 1253 sq ft / 116.3 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1418003



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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