

Church Street, Kingsbridge

Kingsbridge

£120,000

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

The Property:

From Church Street, the front door opens directly into the spacious open-plan living room/dining room/kitchen with a window to the front providing plenty of natural light. There is ample room for both living and dining furniture, with the kitchen positioned to the rear.

The kitchen is fitted with a range of wall and base units with work surfaces over, tiled splashbacks and a stainless steel sink with mixer tap. Appliances include an electric cooker, washing machine, dishwasher and fridge/freezer. The room also has spotlights and an electric storage heater.

A door leads through to the generous double bedroom with a window to the front and an attractive feature fireplace with exposed stonework, which provides a lovely focal point to the room. There is also an electric storage heater.

A further door leads into the bathroom which is fitted with a panelled bath with Mira electric shower over, WC, towel rail and wash hand basin with mixer tap. There is useful storage beneath the basin, a mirrored cabinet above and an extractor fan.

The Location:

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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Further Information & Services:

Tenure: Leasehold with a share of freehold with flat adjoining (10 Windsor Road). The freehold is shared between the two flats only. This property has responsibility for maintenance but costs are split 50/50 if required. Leasehold has 165 years remaining.

Services: Mains water, sewerage and electric. Electric storage heaters.

EPC Rating: D

Construction Type: Standard stone construction.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

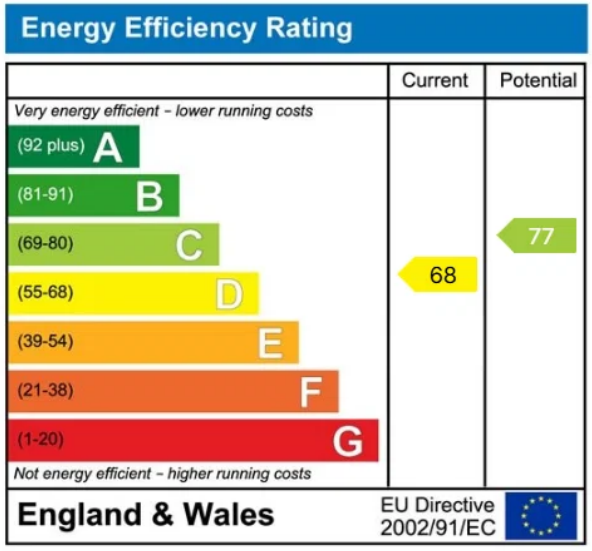
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

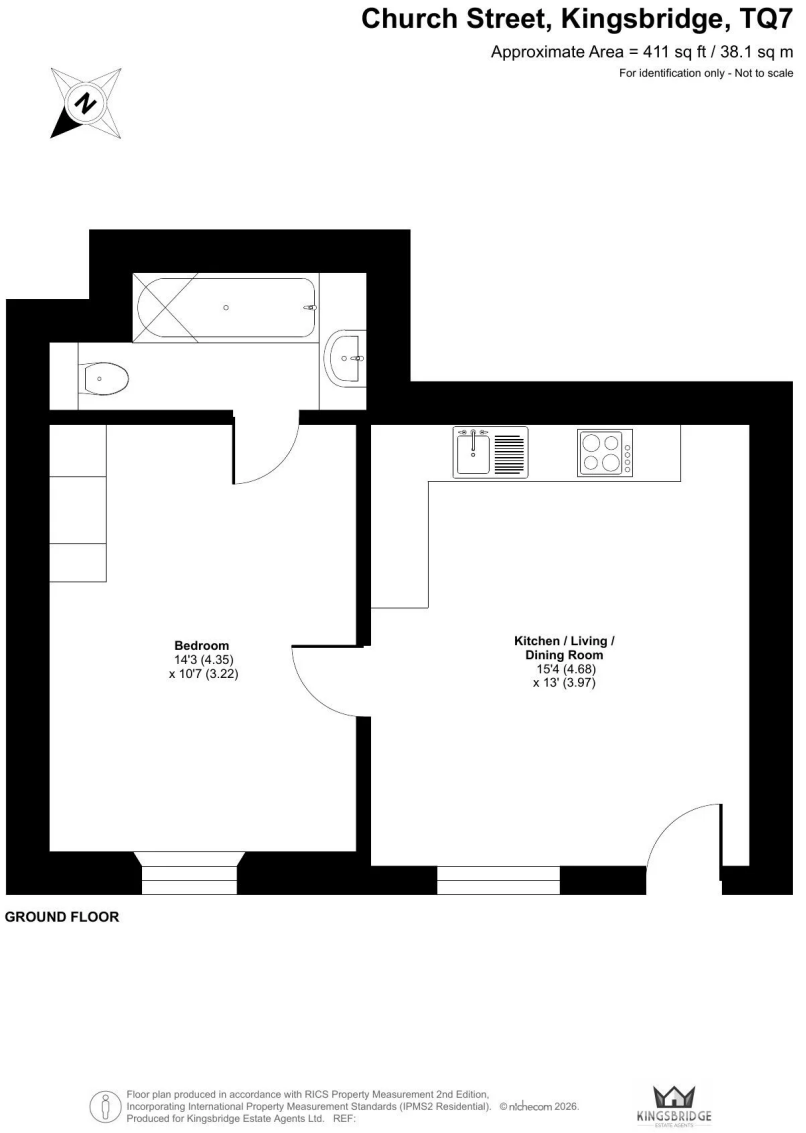
Planning or Development Issues: None known.

Restrictions: Property cannot be holiday let and must be a private dwelling. Property can be a second home or rental.

Viewings strictly by appointment only with Kingsbridge Estate Agents.







Kingsbridge - Sales

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Disclaimer:

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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.