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130 CHURCH STREET

KINGSBRIDGE

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TQ7 1DB





# 130 CHURCH STREET

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## GROUND FLOOR

Open Plan Kitchen/ Living/ Dining Room

## FIRST FLOOR

Family Shower Room | Bedroom 1 | Bedroom 2

## EXTERNAL

Courtyard Garden | Landscaped Garden





“A modernised cottage with two bedrooms, a courtyard plus landscaped garden.”...

This charming cottage has been thoughtfully modernised, blending character with contemporary living. Accessed via a shared corridor, which the property has a right of way, the cottage opens into a bright open-plan living space. A painted stone wall retains the original charm, while a breakfast bar and modern kitchen with built-in appliances provide a stylish and practical hub for everyday living.

- Within walking distance of the town centre, shops, and local amenities
- 2 double bedrooms
- Recently modernised while retaining its character
- On street parking nearby
- No onward chain

Upstairs, there are two comfortable bedrooms. The principal bedroom leads via a hallway to a newly fitted shower room, completing the first-floor layout. All new electric radiators have been installed throughout, ensuring energy-efficient and comfortable living.

One of the property's unique features is its outdoor space. A private courtyard behind the cottage offers a peaceful retreat, with steps up to two patio terraces and a higher-level seating area enjoying outstanding views of Kingsbridge.

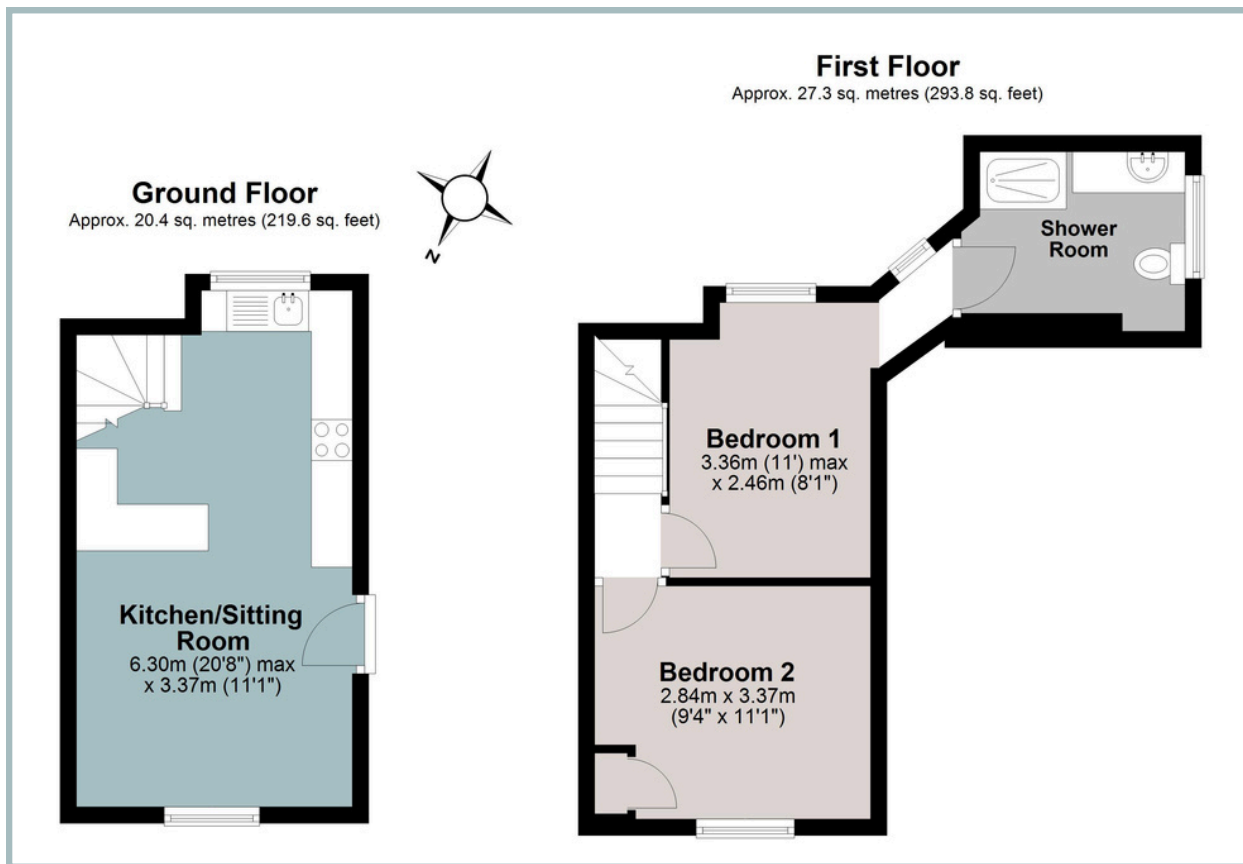
Please note, the neighbouring property retains a right of way across the courtyard to access their garden.

This delightful cottage perfectly combines charm with modern conveniences, offering a rare mix of indoor and outdoor living.





TOTAL APPROXIMATE AREA: 47.7 SQ M 513.4 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Ceramic core radiators

EPC: Current F (27) Potential C (75)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: Going down Duncombe Street and up Waterloo Road 130 Church Street is located to the right at the junction.

What Three Words: [///outnumber.fidget.browsers](https://www.threewords.co.uk/words/outnumber.fidget.browsers)

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles