

£82,500

FOR SALE



## 1 Bedroom Flat – West Charleton

- ❖ 1 bedroom ground floor flat
- ❖ No Onward Chain
- ❖ Tenant in Situ
- ❖ Perfect Investment Property
- ❖ Popular Village Location
- ❖ Allocated Parking Space
- ❖ Close to Amenities & Kingsbridge
- ❖ Council Tax Band A



## 5 West Charleton Court, West Charleton



### Property Summary:

Located within the well-regarded West Charleton Court development, this ground floor flat presents a ready-made investment, currently let and achieving an approximate 8% yield. With its proximity to Kingsbridge and the village centre, and being offered with no onward chain, it offers a straightforward purchase for investors.

### About the Area:

Charleton is made up of the village of West Charleton and the hamlet of East Charleton. West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, Church and Village Hall. East Charleton has a garage with a large shop along with the popular Ashby's store for all your needs. Both East and West are close to Kingsbridge and by heading the other way will take you towards some lovely beaches at Torcross, Beesands and Mill Bay.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

## The Property:

This well-presented one-bedroom flat offers a practical and low-maintenance layout, ideal for investment or straightforward living.

The property is accessed directly into an open-plan kitchen, dining and living space, finished with recently updated flooring throughout, making it both modern and easy to maintain. The living area is bright and well-proportioned, with space for lounge furniture and a small dining table.

The kitchen is fitted with a range of contemporary units and includes an electric oven with extractor over, sink and drainer, as well as space and plumbing for a washing machine and undercounter fridge.

The bedroom is a comfortable double, thoughtfully arranged with fitted storage units at head height to maximise the available space. From here, there is direct access into a modern shower room, fitted with a walk-in shower, WC and basin, and finished with clean, white tiling to create a bright and fresh feel.

Externally, the property benefits from communal outdoor space, including shared washing airers.

The flat also benefits from an allocated off-road parking space, electric heating and uPVC double glazing. The service charge includes the provision of hot water.

The property is currently let on a periodic tenancy, achieving £550 per calendar month, with the tenant in occupation for approximately three years. It is offered for sale with no onward chain.

Situated within walking distance of the village centre and within easy reach of Kingsbridge, the property is conveniently located for local amenities.

Please note that due to the size of the property, mortgage availability may be limited, and it is therefore likely to be best suited to cash buyers.

## Property Information:

**Tenure:** Leasehold. 1999 years from 01/05/85 with 958 years remaining. Ground rent £25 per annum. Annual service charge of £856.12 to cover maintenance of communal areas, buildings insurance and hot water. There is CCTV in communal areas. Repairs to railings and walkways have been advised will occur but no costs have been advised by the management company as yet.

**Council Tax Band:** A

**EPC Rating:** D

**Construction Type:** Standard brick/block.

**Utilities:** Mains water supply and drainage. Mains electric. Electric heating. Communal boiler for hot water.

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

**Broadband Availability:** Superfast broadband 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.

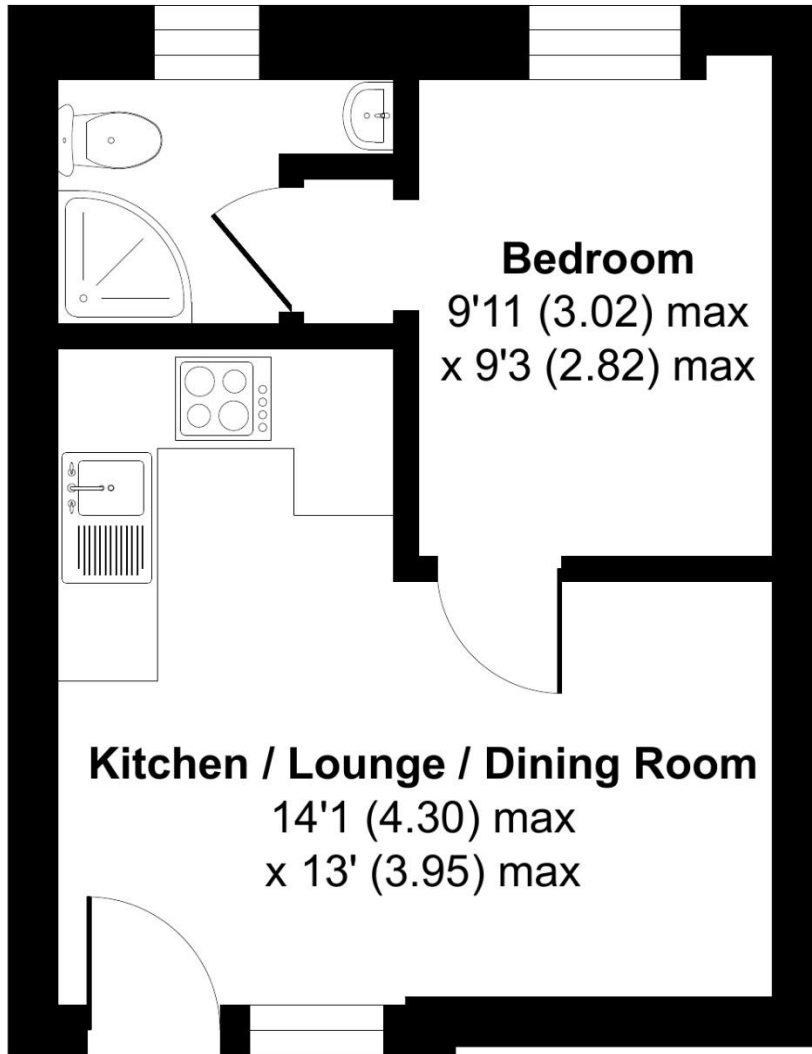
**Planning or Development Issues:** None Known

## 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.*



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1440099



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)