

£225,000

FOR SALE



2 Bedroom Terraced Cottage - Kingsbridge

- ❖ Character Cottage Features
- ❖ Two Bedrooms
- ❖ Sunny Courtyard & Garden
- ❖ Town Centre Location
- ❖ No Onward Chain
- ❖ Perfect First Home or Investment
- ❖ EPC Rating D
- ❖ Gas Central Heating & Woodburner
- ❖ Stone Shed/Workshop



16 Church Street, Kingsbridge

Property Summary:

A characterful two-bedroom terraced cottage located on the popular Church Street in Kingsbridge, ideal as a first home, downsizer or investment. The property benefits from a generous away garden, along with a courtyard garden and useful stone shed for storage.

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.

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

www.kingsbridgeestateagents.co.uk



The Property:

A charming two-bedroom terraced cottage positioned set back from the road on Church Street, offering a blend of character features and practical living space, and available with no onward chain.

The property retains a number of original features, including a fireplace in the main bedroom. The sitting room is a bright and comfortable space, centred around a woodburner, and enjoys an outlook over Church Street.

To the rear, the kitchen provides a functional layout with access directly out to a shared patio area, which in turn leads to further garden space. The kitchen also features an original bread oven, adding character, although there is clear scope for a buyer to modernise and reconfigure the space if desired. In addition, there is a large under-stairs storage cupboard, ideal for use as a larder and a vintage dresser which houses the fridge, and freezer

Immediately adjacent to the property is a small, sunny courtyard, shared with the neighbouring property but clearly arranged to allow each owner their own defined area. This space also includes a small storage area for bins, along with a stone store.

From the courtyard, access is taken via stone steps up to the main garden space. This is a generous space offering excellent potential for landscaping or further enhancement. The garden is capable of being divided to provide a more clearly defined private area.

Upstairs, the main bedroom is well-proportioned and features the original fireplace, while the second bedroom would suit use as a single bedroom, study or home office, overlooking the garden.

The bathroom is fitted with a bath with shower over, along with WC and basin, a pretty inglenook type fireplace and a spacious built in cupboard for storage.

Overall, this is a characterful cottage that would suit a range of buyers, including first-time purchasers, downsizers or those seeking an investment opportunity.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage, gas and electric

EPC Rating: D

Construction Type: Standard stone construction. The roof is tile and was replaced 11 years.

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.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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.

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

www.kingsbridgeestateagents.co.uk

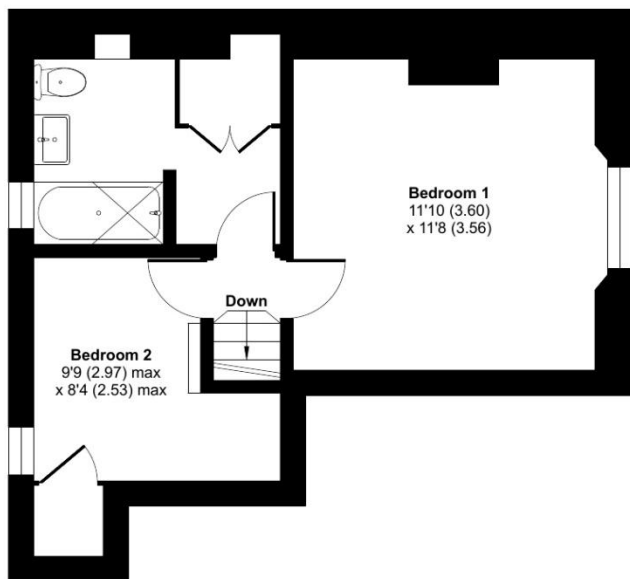
Church Street, Kingsbridge, TQ7

Approximate Area = 700 sq ft / 65 sq m

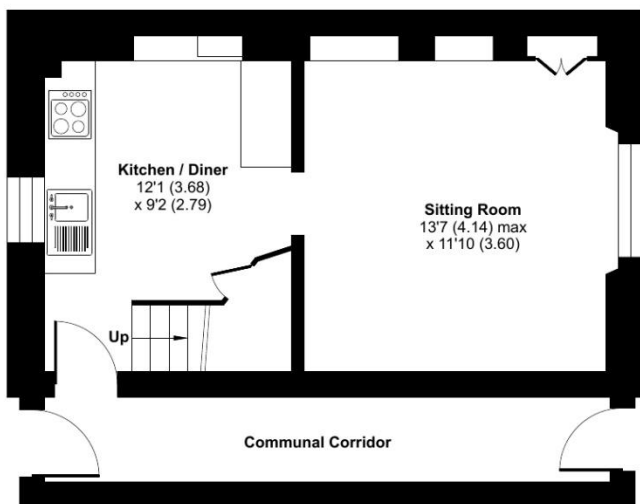
Outbuilding = 95 sq ft / 8.8 sq m

Total = 795 sq ft / 73.8 sq m

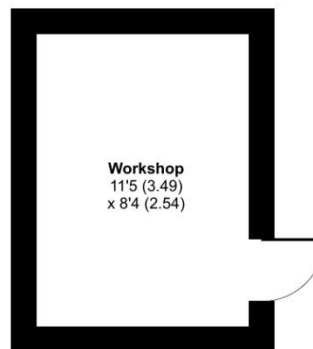
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1455836



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

www.kingsbridgeestateagents.co.uk