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NO.4 ST GEORGES HOUSE

KINGSBRIDGE



TQ7 1PG



NO.4 ST
GEORGES HOUSE

SECOND FLOOR

Entrance Hallway | Bedroom 1 | Open-Plan Kitchen/ Living/ Dining Room | Bathroom



“Charming Grade II apartment with estuary views.”...

Welcome to this charming Grade II listed apartment, perfectly positioned on the vibrant Fore Street of Kingsbridge. The apartment is accessed via a communal staircase. When you enter bedroom 1 is on your left where windows frame stunning views of the estuary, bringing in natural light and creating a serene atmosphere.

- Bedroom with estuary views
- Open-plan living and dining
- Newly renovated kitchen with breakfast bar
- Grade II listed with character sash windows
- Walking distance to all amenities

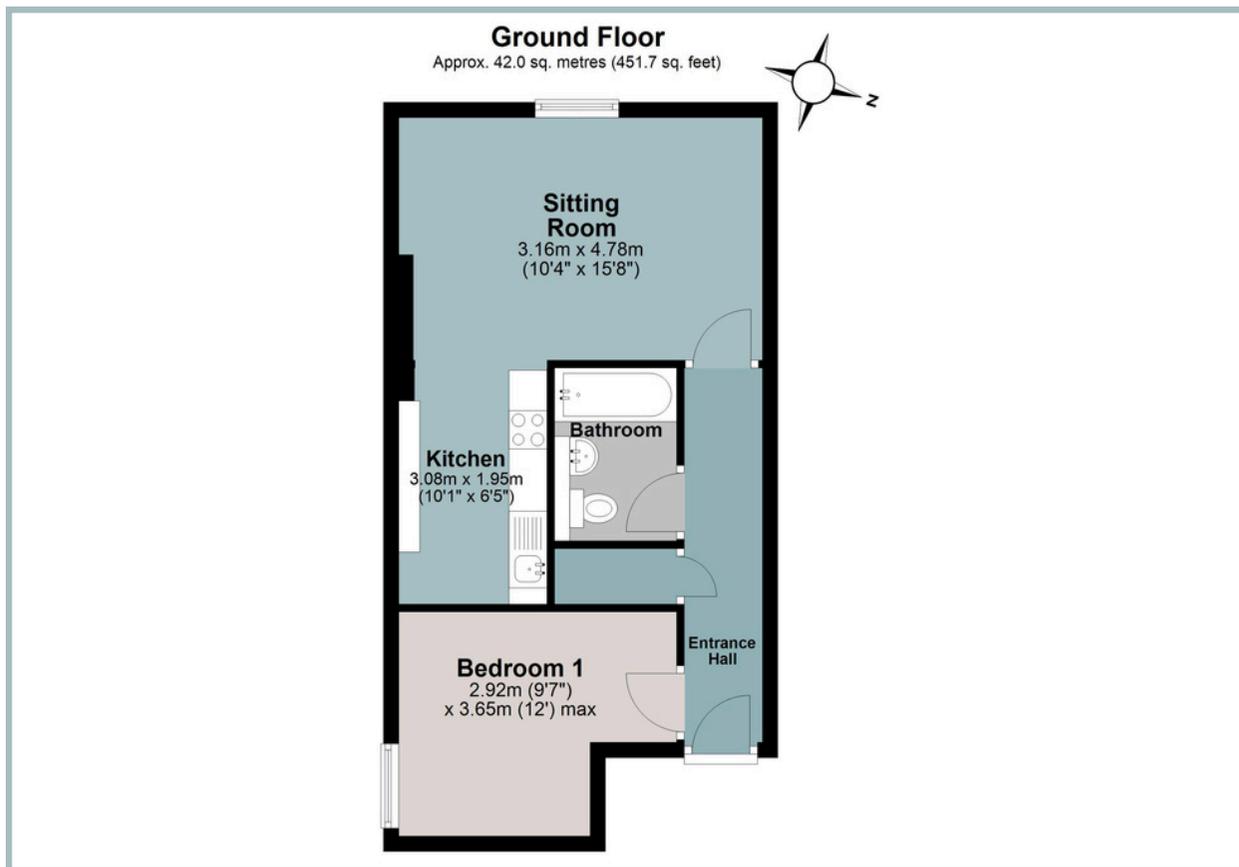
A hallway leads you past a handy storage cupboard and a well-appointed bathroom, featuring a shower over bath—a practical and stylish space. The heart of the apartment: an open-plan kitchen, living, and dining area completes the layout. The living space retains original sash windows that highlight the property’s period features, creating a sense of character and warmth throughout.

The kitchen has been recently renovated to combine functionality with contemporary design. It offers an excellent range of wall and floor cupboards, a practical breakfast bar, and a built-in 60/40 fridge-freezer.

Conveniently located on Fore Street, this apartment provides easy access to local amenities, shops, and eateries, making it an ideal home for first time buyers, an investor for a residential let or lock up and leave.



TOTAL APPROXIMATE AREA: 42 SQ M 451.7 SQ FT



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Tenure: Leasehold of 999 years starting from 1986.

Council Tax Band: A

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric central heating

Service Fee: Approx. £50 per month and Ground Rent is £52 per annum.

Notes: The property is Grade II Listed and cannot be holiday let.

EPC: Current E (47) Potential C (70)

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.

What Three Words: ///compliant.spotted.caravans

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