

£239,950

FOR SALE



## 2 Bedroom Terraced House - Kingsbridge

- ❖ Walking distance to amenities
- ❖ Allocated Parking Space
- ❖ Town Centre Location
- ❖ Enclosed Garden
- ❖ Requires Modernisation
- ❖ Council Tax Band B
- ❖ Perfect First Home or Buy-to-Let Investment
- ❖ EPC Rating C



## 22 Church Close, Kingsbridge

### Property Summary:

A well-proportioned two-bedroom mid-terrace home set in a quiet cul-de-sac within level walking distance of Kingsbridge town centre. With its convenient location and scope for light modernisation, it is ideal for first-time buyers, downsizers, relocators and those seeking a straightforward buy-to-let investment.

### 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**

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## The Property:

22 Church Close is a well-proportioned and charming two-bedroom mid-terrace home, set in a quiet cul-de-sac within level walking distance of Kingsbridge town centre.

A small flight of steps leads to the front door, opening into an entrance hall with stairs to the first floor and access to the kitchen. The kitchen is fitted with a range of floor-mounted units, an integrated electric oven and hob, and space and plumbing for a washing machine and under-counter fridge. From here, a door leads into the living room, a generous and welcoming space featuring a window and glazed door opening onto the rear garden. There is also a useful under-stairs storage cupboard.

On the first floor are two double bedrooms, both offering storage, with the principal bedroom benefitting from a built-in cupboard. The family bathroom comprises a bath with shower over, low-level WC, hand basin, and built-in storage cupboards. There is also access to the loft from the landing.

The rear garden, though compact, is attractively arranged, fully enclosed and tiered, with a lower patio area and an upper section laid with decorative shingle and raised beds. To the front is a neat gravelled area and a handy external cupboard for storing bins or garden equipment.

The property has its own allocated parking space directly in front of the house, along with visitor parking (permit required at no additional cost).

With its quiet setting, level access to the town centre, and scope for light modernisation in the kitchen and bathroom, 22 Church Close represents an excellent opportunity for buyers seeking a well-located home they can personalise, as well as investors looking for a straightforward, easy-to-manage rental property.

## Further Information & Services:

**Tenure:** Freehold with common managed areas. Management Charge relating to Church Close is £175 per annum (Church Close Management Company)

**Services:** Mains electric, water and drainage. Gas central heating.

**EPC Rating:** C

**Construction Type:** Standard concrete block and slate roof..

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

**Broadband Availability:** Ultrafast and Superfast fibre available – check via Ofcom or supplier

**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.*

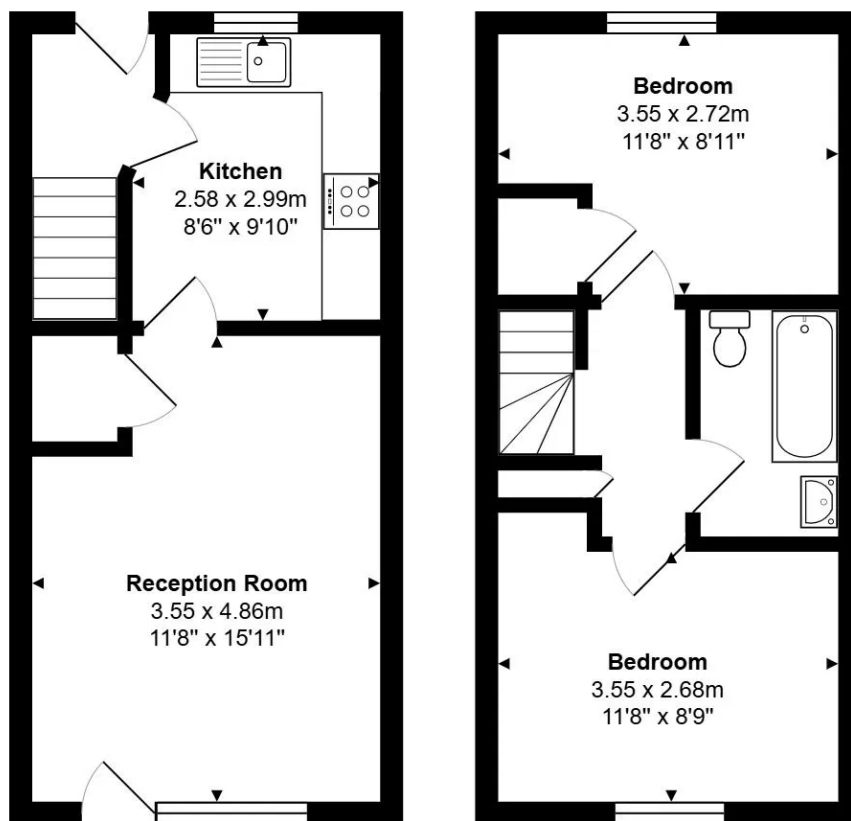
*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*

*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*

*All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.*

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Total Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>

All measurements are approximate and for display purposes only



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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