



Luscombe Maye

Since 1873

Church Street, Kingsbridge

Guide Price £280,000

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DESCRIPTION

Luscombe Maye are pleased to present to the market this beautiful, fully refurbished two bedroom terraced property, situated in the heart of Kingsbridge.

The front door leads to a long entrance hall providing access to the front reception room. There is a separate dining room providing an ideal space for family meals or entertaining guests, creating a natural flow through the ground floor into the well-appointed kitchen offering ample storage and workspace.

Upstairs, you'll find two generously sized double bedrooms, each filled with natural light and offering plenty of space for wardrobes and additional furnishings. The en-suite bedroom is also thoughtfully decorated with panelled walls and enjoys a bespoke ensuite shower room. The accommodation is completed by a modern family bathroom, fitted with walk-in shower, stand alone bath, WC and hand basin.

At the rear of the property, you'll find a small outdoor courtyard, complete with a detached outhouse housing a washing machine and bin storage. From here, steps rise to an elevated garden, offering a peaceful spot to relax and enjoy charming views across the town.

KINGSBRIDGE

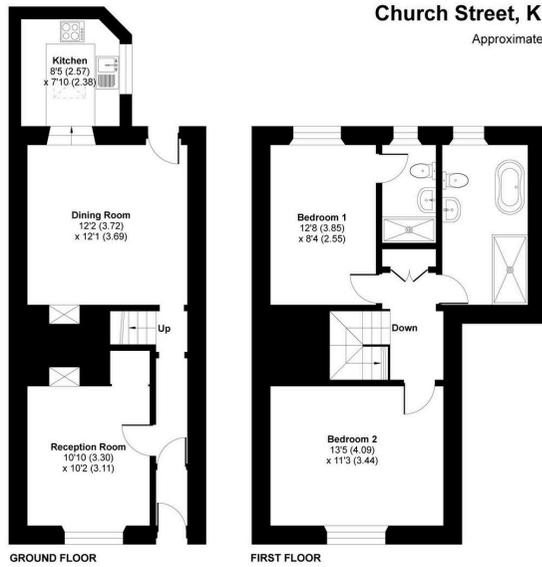
Kingsbridge is perfectly positioned at the head of the Salcombe Estuary, providing excellent access to the stunning Devon countryside and coastline. Some of the region's most beautiful beaches are just a short drive away, making this an ideal location for those seeking a vibrant coastal lifestyle. The town offers an excellent range of shops, cafés, restaurants and local amenities, all within a peaceful and picturesque setting. In addition, there are highly regarded educational facilities nearby, including a preschool and Kingsbridge Community Primary School.





Church Street, Kingsbridge, TQ7

Approximate Area = 953 sq ft / 88.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2025. Produced for Luscombe Maye. REF: 1358037



- No Forward Chain
- Recently Refurbished Throughout with Period Features
- Two Separate Reception Rooms
- Detached Outhouse & Outdoor Space
- Charming Terraced Property
- Two Double Bedrooms
- One Family Bathroom - One En-suite
- Walking Distance to Town Centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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