



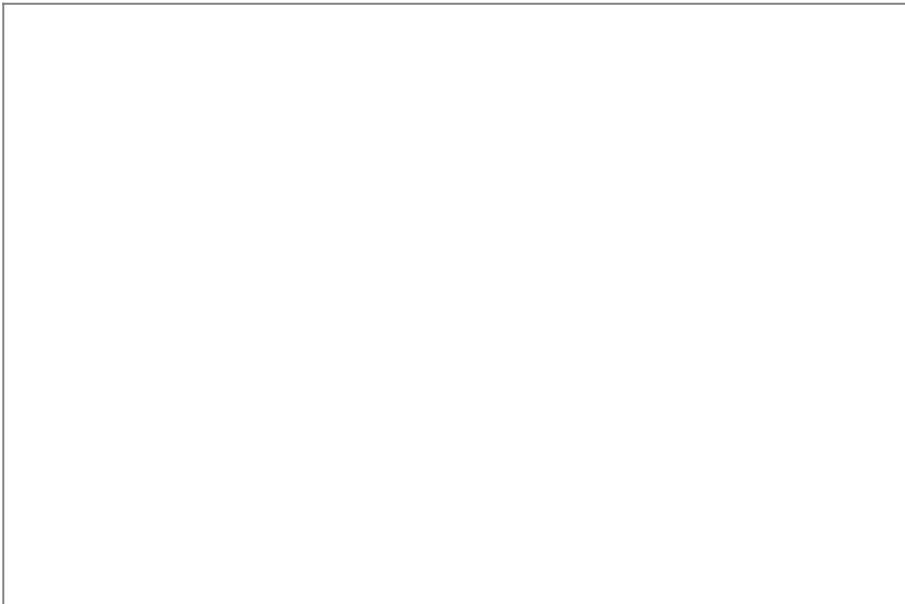
Luscombe Maye

Since 1873

Church Street, Kingsbridge, TQ7 1DB

Guide Price £150,000

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Situated in the heart of Kingsbridge, 136 Church Street is a spacious three bedroom mid-terrace cottage enjoying a large garden and character features. The accommodation offers entrance hall, living room, dining, kitchen, shower room and access to the rear garden from the ground floor. Stairs lead to the first floor where three double bedrooms and a WC are located. Outside, the property has an initial courtyard garden with shared access leading the elevated rear garden, mainly laid to lawn with a range of sheds and a summer house.

On the market for the first time in over 30 years, 136 Church Street requires extensive renovation and improvements throughout.

#### **FURTHER INFORMATION**

Council Tax: Band B

Tenure: Freehold

Construction: Standard construction

Electric: Mains. Water: Mains. Heating: Gas. Sewerage: Mains.  
Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: No parking.

Local Authority: South Hams District Council, Follaton House,  
Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

#### **METHOD OF SALE**

The property is being offered for sale by Formal Tender (unless sold prior).

All tenders must be submitted to 62 Fore Street Kingsbridge TQ7 1PP in an envelope clearly marked '136 Church Street, Kingsbridge, TQ7 1DB' on or before 12 noon on Friday 30th January 2026.

Buyers who wish to submit a tender will be required to sign a legal contract and provide a cheque equivalent to 10% of their offer price, as their tender. If either of these two component parts are not





## Church Street, Kingsbridge, TQ7

Approximate Area = 1462 sq ft / 135.8 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). © nrichem 2025.  
Produced for Luscombe Maye. REF: 1337009

Luscombe Maye



• 3-Bedroom Terraced Property • Large Garden

• Renovation Potential

• Central Town Location

• Character Period Features

• Spacious Living Accommodation

### Energy Efficiency Rating

	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>		77
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.

**Luscombe Maye** Since 1873

**Kingsbridge:**  
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