

FLAT 3 HAMILTON COURT KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

FLAT 3 HAMILTON COURT, KINGSBRIDGE

Description

Situated in the centre of Kingsbridge, this well-presented second-storey duplex apartment offers a rare combination of modern living and characterful charm. Positioned to make the most of its elevated outlook, the property enjoys both privacy and an abundance of natural light, making it an ideal home for professionals, small families, or anyone seeking a well-appointed residence in one of South Devon's most desirable market towns.

Upon entering the apartment, you are greeted by a spacious and thoughtfully laid-out interior that immediately feels both airy and inviting. The sitting room is a generously proportioned and designed for comfort. A large window draws in natural light throughout the day, enhancing the sense of space while also offering glimpses of the town's charming main street. Whether used for quiet evenings or entertaining guests, this room provides a flexible and welcoming environment. The practical kitchen offers ample workspace with fitted floor and wall cupboards with integrated appliances. There are three bedrooms, each designed to maximise comfort and usability. These rooms can be adapted to suit a variety of needs—whether as traditional bedrooms, a home office, or a guest room. The neutral décor throughout adds to the apartment's versatility, allowing new owners or tenants to personalise the space with ease. The principal bedroom benefits from its own en-suite shower room, providing a private retreat within the home. In addition, a separate bathroom with shower above the bath, serves the remaining bedrooms.

Being arranged over two levels, the duplex layout feels more house-like, which is often sought after but rarely found in central locations. So for those seeking a property that balances town-centre convenience with comfort and style, this Kingsbridge duplex is a compelling choice.

Central Kingsbridge Location

Situated in the centre of Kingsbridge, residents have immediate access to a wide range of local amenities. Independent shops, cafés, restaurants, and essential services are all within walking distance, creating a lifestyle of convenience and ease.

Kingsbridge itself is renowned for its picturesque estuary setting and strong sense of community. The surrounding South Hams countryside and nearby coastline offer endless opportunities for outdoor activities, from coastal walks to watersports, making this an exceptional place to call home.

Directions

what3words - exclusive.cools.burn

From our office on Fore Street, cross over the road and start walking down towards the Quay.. Hamilton Court is located above the Stationers with the access door being to the left of the Vape Shop.



PROPERTY DETAILS

Property Address

Flat 3, Hamilton Court, 95 Fore Street, Kingsbridge, Devon TQ7 1AB

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas central heating.

Tenure

Leasehold - 999 years from March 1989. Share of the freehold.
Service/maintenance charge - approx. £1,325.08 (for 2026/27) + insurance.

EPC Rating

Band C. Current: 73, Potential: 74

Council Tax Band

A

Authority

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

Key Features

- Second floor duplex apartment
- Fitted kitchen
- Spacious sitting room
- 3 good size bedrooms
- 1 en-suite shower room and a separate bathroom
- Access to a shared bin store/shed at the rear of the property
- Central town location close to all local amenities

Fixtures & Fittings

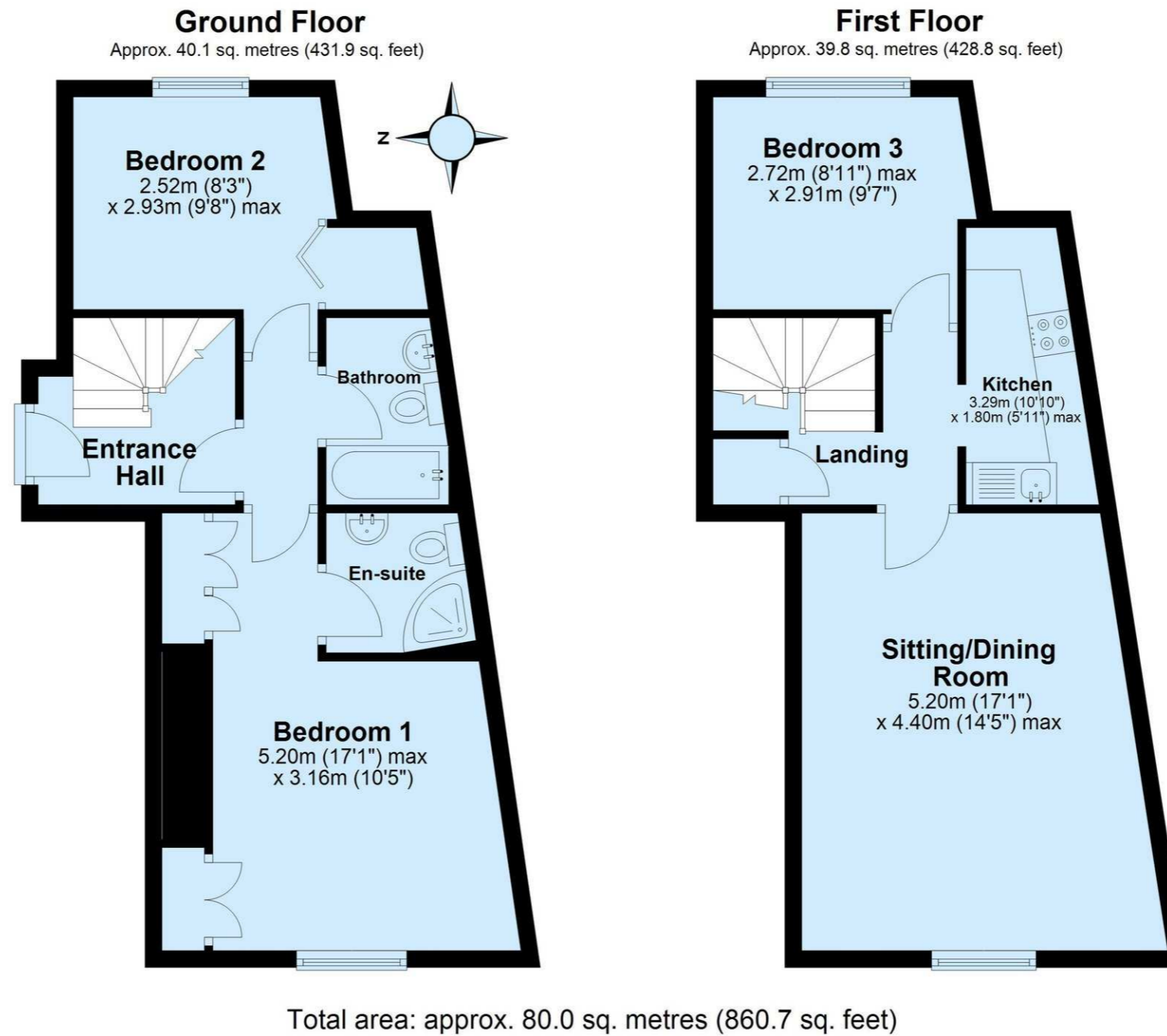
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590