

£155,000

FOR SALE



## Two Bedroom Flat - Kingsbridge

- ❖ 2 bedroom flat
- ❖ No Onward Chain
- ❖ Perfect Investment Property
- ❖ Communal Gardens
- ❖ Private off – road parking
- ❖ Popular Town Location
- ❖ Council Tax Band A



### 3 Retreat Close, Kingsbridge

#### Property Summary:

A well-presented two-bedroom apartment featuring a spacious lounge, ideally located within easy walking distance of local amenities. The property benefits from residents' parking and communal gardens, and is offered with no onward chain.

#### 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.

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## The Property:

This well-proportioned two-bedroom ground floor apartment offers light and spacious accommodation throughout, making it an ideal first home, downsizer property, or investment purchase.

On entering the property, you are welcomed into a generous hallway providing access to all rooms. The bright lounge features dual-aspect windows and a decorative fireplace, creating an inviting living space. The kitchen is well sized and fitted with a range of wooden wall and base units, an electric oven with hob over, a sink with drainer beneath the window, and space and plumbing for additional appliances including a washing machine, fridge freezer, and dryer.

The main bedroom is a comfortable double with built-in storage and overhead cupboards, while the second bedroom is a versatile single room, ideal as a home office or nursery. The bathroom is fitted with a white suite comprising a basin, WC, and bath with tiled surround.

Externally, residents benefit from communal gardens with drying areas, as well as a residents' car park with one allocated space and one visitor permit.

Conveniently located within close proximity to the town centre and its amenities, this property is expected to appeal to a wide range of buyers. Please note, the property cannot be used as a holiday let or second home, and must be occupied as a main residence or long-term rental.

## Property Information:

**Tenure:** Leasehold. Leasehold. 990 years from 1984 with 948 years remaining. Ground rent of £10 per annum. Service charge of £438.38 per annum. Managed by Livewest.

**Council Tax Band:** A

**EPC Rating:** D

**Construction Type:** Standard brick/block.

**Utilities:** Mains water supply and drainage. Mains electric. Mains Gas. Gas Central Heating.

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

**Broadband Availability:** Superfast and Ultrafast 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

## Additional Notes

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

## IMPORTANT NOTICE:

*We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are issued in good faith and are intended to give a fair description of the property, but they do not form part of any offer or contract. Any description or information provided should not be relied upon as a statement or representation of fact, nor as confirmation that the property or its services are in good condition.*

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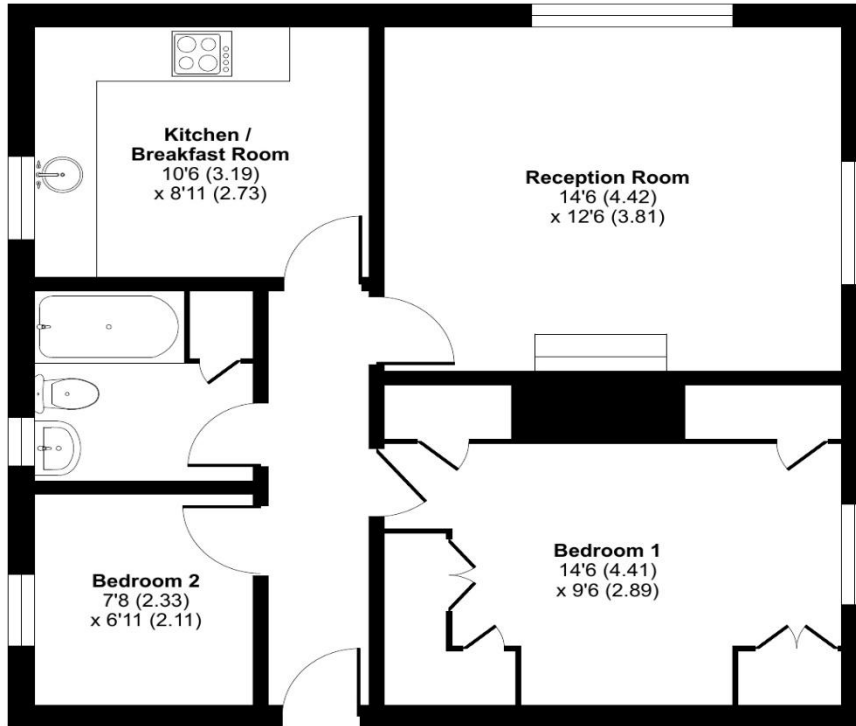
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# Retreat Close, Kingsbridge, TQ7

Approximate Area = 629 sq ft / 58.4 sq m  
For identification only - Not to scale



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1360206



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>		75
(55-68) <b>D</b>	67	
(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	

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