

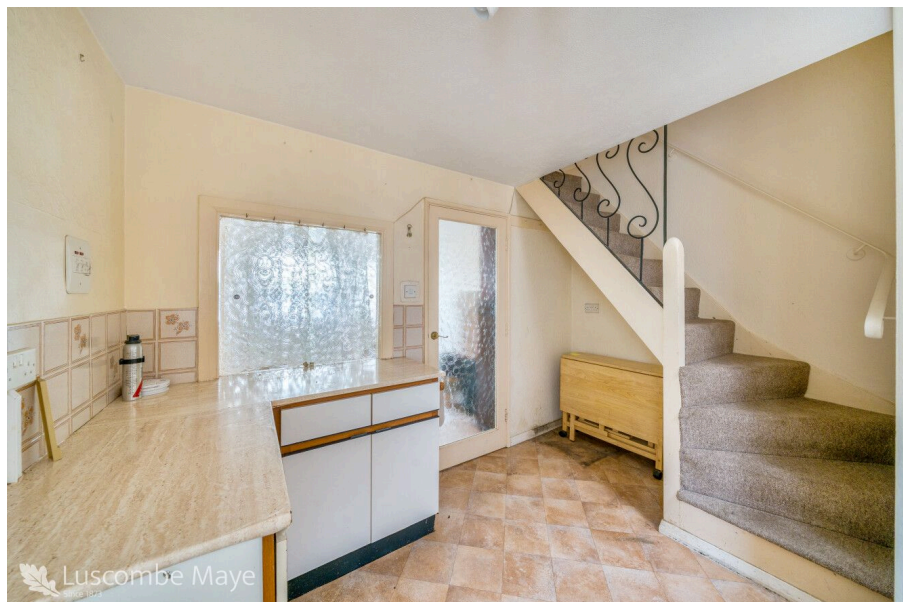


Luscombe Maye
Since 1873

Church Street, Kingsbridge, TQ7 1DB

Guide Price £175,000

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Situated in the heart of Kingsbridge, 120 Church Street is a two bedroom character cottage with charm throughout. Within easy walking distance of the town centre, the property offers living room, kitchen, shower room and two bedrooms on the first floor. Outside, the property has a decked area, perfect for al fresco dining, and a detached garden which is mainly laid to lawn. The property requires modernisation throughout and offers an exciting opportunity to have a home in the centre of Kingsbridge.

The property is brilliantly located in the popular market town of Kingsbridge within easy walking distance of the town centre, local schools and woodland walks. This delightful property offers spacious living accommodation and a range of character features.

FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

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

Viewing: Strictly by appointment with Luscombe Maye, Modbury
01548 830831

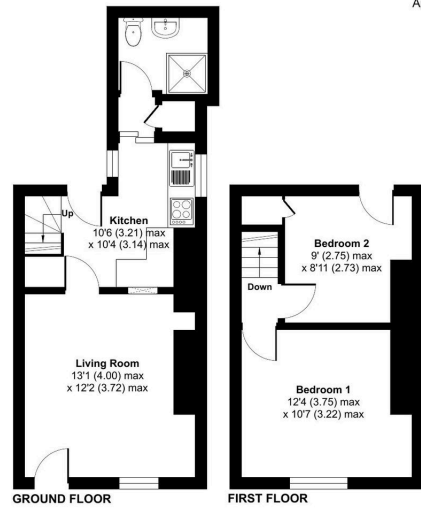
Lettings: Luscombe Maye also offers an Award Winning Lettings service. Please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke





Church Street, Kingsbridge, TQ7

Approximate Area = 530 sq ft / 49.2 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). © nrichcom 2025. Produced for Luscombe Maye. REF: 1359811



- Town centre location
- Two bedrooms
- Character features
- Walking distance to amenities
- In need of modernisation
- Detached garden
- No onward chain



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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