Ebrington Street, Kingsbridge

Kingsbridge

Offers Over £300,000

The Property:

Tucked away on the ever-popular Ebrington Street, this deceptively spacious 2 bedroom property offers a rare blend of peace and proximity — just a short stroll from Kingsbridge town centre yet set apart from the hustle and bustle. Even more appealing, it comes with off-street parking and a garage, plus the potential to convert a room into a third bedroom — a real find in this area.

Accessed via eight external steps, a UPVC front door opens into a welcoming hallway with four built-in storage cupboards — ideal for coats, cleaning supplies, and housing the boiler and water tank. Laminate flooring flows through the hallway, and there's also a handy downstairs WC with basin and additional under stairs storage.

The kitchen is well-proportioned and practical, with space for a fridge-freezer, plumbing for a washing machine, an electric oven and hob with extractor fan, and a corner sink positioned beneath a window. The adjacent reception room is a bright, spacious living-dining area — carpeted, cosy, and bathed in natural light thanks to a large front-facing window.

Upstairs, you'll find two generous double bedrooms, both offering far-reaching views across to the Quay and surrounding countryside. The main bedroom is especially roomy, while the second also benefits from a deep over-stairs storage cupboard. A third room above the garage is currently used as a workshop but could easily serve as a third bedroom or home office, as it features a window and natural light.

The bathroom includes a bath with electric shower and foldaway screen, WC, basin, and towel rail.

To the rear, a private courtyard garden offers a peaceful escape, with a raised seating area perfect for enjoying the views down to the Quay — a lovely spot to unwind and watch the world go by. There's also space for an outdoor storage unit, and steps lead down the side of the house for easy access.

At the front, the property is equally well-appointed, with an up-and-over garage (with power), driveway parking for two small vehicles, and a neat flower bed filled with mature shrubs creating a welcoming first impression.

With no onward chain, this property is ready to move into and make your home.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

The Location:

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.

Further Information & Services:

Tenure: Freehold

Services: Mains Electricity and Water, Gas Central Heating

EPC Rating: D

Council Tax: Band C

Broadband Speeds: Ultrafast broadband available with speeds up to 1600Mbps (Openreach)

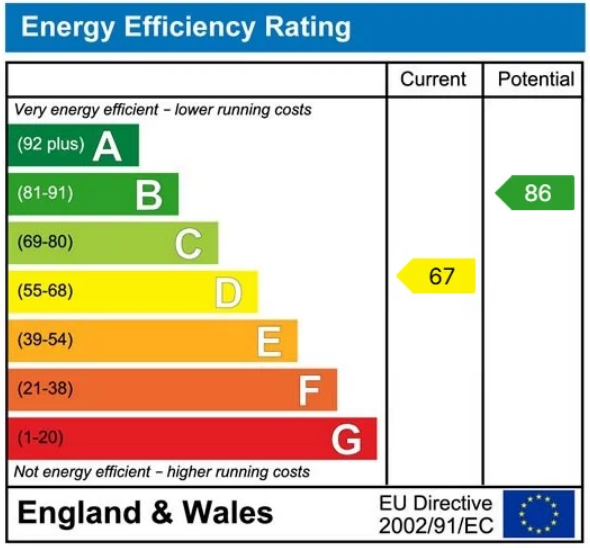
We are advised that the property is standard construction.

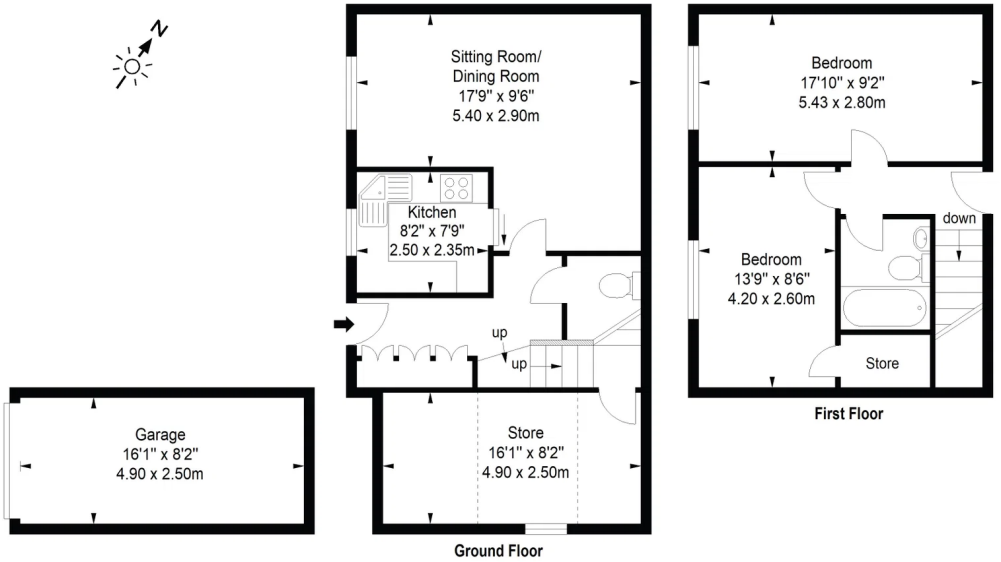
Disclaimer
These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.





Approximate Gross Internal Area = 88.35 sqm / 951 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

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