

£235,000

FOR SALE



## 2 Bedroom House - Kingsbridge

- ❖ Private & Enclosed Garden
- ❖ Two Double Bedrooms
- ❖ Scope for Modernisation
- ❖ Easy Access to Amenities
- ❖ Town Centre Location
- ❖ No Onward Chain
- ❖ Spacious Living Area
- ❖ Council Tax Band B



## 6 River View Place, Kingsbridge

### Property Summary:

This well-proportioned two-bedroom property offers a generous living space, two double bedrooms, and a beautifully landscaped rear garden with a hidden, private section. Benefits include gas central heating, double glazing, a handy utility/storage area, and plenty of potential to modernise and make your own. Perfect for first-time buyers or as a charming family home.

### 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:

Located in a sought-after position, this two-bedroom property offers spacious accommodation, a beautifully landscaped garden, and exciting potential for modernisation.

A UPVC entrance door opens into the compact but functional kitchen, fitted with a selection of storage units. From here, a step leads up into the generous main living space, which enjoys natural light from windows to both the front and rear elevations, as well as a door to the rear porch. There is also a useful under-stairs storage cupboard.

Stairs rise to a mid-landing with access to the family bathroom, comprising a bath with shower over, low-level WC, and wash hand basin. A few further steps lead to two well-proportioned double bedrooms – one positioned to the rear and the other to the front of the property.

## Outside

To the front, a shared access gate leads to steps up to the front door and to an external storage area. This space houses the gas boiler, with plumbing for a washing machine, making it an ideal utility area.

The rear garden, accessed via a shared path, is a true highlight. The first section features a level lawn with decorative borders, while an archway through a charming stone wall opens to a secluded 'secret' garden – a peaceful, private retreat surrounded by greenery. There is an additional garden space currently rented on a peppercorn rent for £1 per year which will remain with the property if desired and would make an ideal allotment area.

The property benefits from gas central heating and double glazing. While some internal refurbishment would enhance the accommodation, 6 Riverview Place has all the ingredients to become an ideal first home or a delightful next step for a growing family.

## Property Information:

**Tenure:** Freehold

**Council Tax Band:** B

**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 Ultrafastfibre available – check via Ofcom or supplier

**Flood Risk:** According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None Known

**Restrictive Covenants / Rights of Way:** There is a shared access path behind the property for access to gardens

## 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.

## Disclaimer

*Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by Kingsbridge Estate Agents and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should be sought.*

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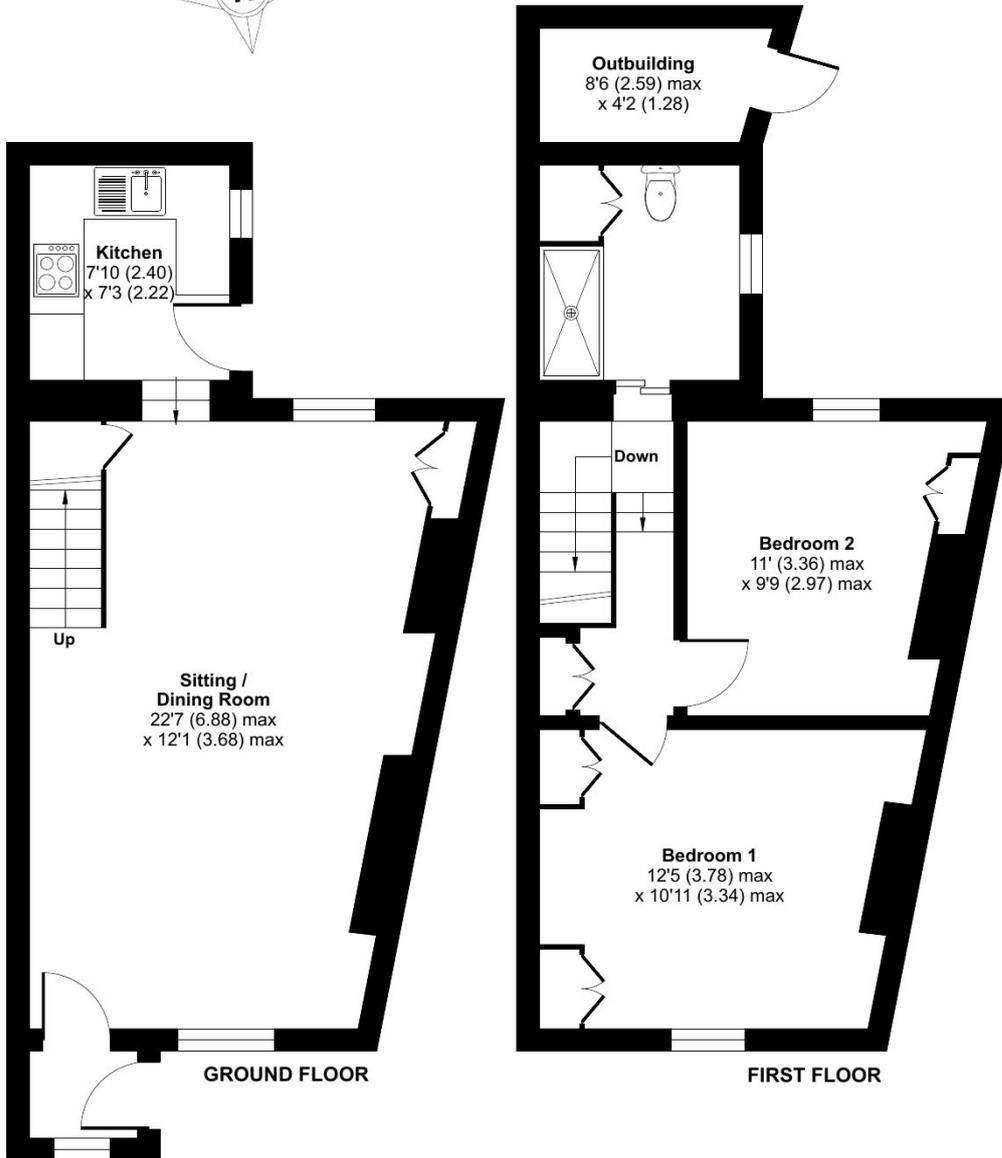
# River View Place, Kingsbridge, TQ7

Approximate Area = 780 sq ft / 72.4 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 813 sq ft / 75.4 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). © n'checon 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1340696



	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>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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