

Ebrington Street, Kingsbridge

Kingsbridge

Offers Over £290,000

The Property:

Conveniently situated within easy walking distance of Kingsbridge town centre and its excellent range of shops, amenities, schools and waterfront, this charming three-bedroom cottage offers characterful accommodation, a sociable open-plan dining kitchen and a delightful sunny rear garden.

A wooden entrance door opens into a useful porch, providing space for coats and shoes before leading through to an attractive open-plan dining kitchen. This welcoming space enjoys a window to the front aspect, composite flooring throughout the dining area and provides ample room for dining and entertaining. The kitchen, installed in 2022, is fitted with a range of units and incorporates an electric oven, hob and extractor hood, together with space for a fridge freezer and a sink positioned beneath a window overlooking the rear garden.

The sitting room is a cosy and inviting space, featuring a wood-burning stove set upon a slate hearth, creating an attractive focal point and providing warmth and character.

On the first floor are three bedrooms, comprising two generous double bedrooms and a further single bedroom, ideal as a nursery, study or dressing room. The family bathroom is fitted with a bath and shower over, wash hand basin and WC, together with a Velux window providing natural light.

Outside, the rear garden is a particular feature of the property. Immediately behind the cottage is a patio area, ideal for outdoor dining and entertaining. Steps rise through a tiered garden planted with a variety of established shrubs and mature planting, leading to an elevated seating area at the top which enjoys a peaceful outlook and makes the most of the sunshine throughout the day. A useful external store houses the boiler and provides space for a washing machine.

Offering character, practicality and a highly convenient town-centre location, this attractive cottage would suit first-time buyers, downsizers, investors or those seeking a home within easy reach of everything Kingsbridge has to offer.













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. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage, gas and electric.

EPC Rating: D

Council Tax: Band B

Construction Type: Standard brick wall construction. The roof is tiled. Small area of wattle & daub in outhouse. New double glazing put in 2024.

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

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a medium risk flood zone for surface water and low risk flood zone for rivers and sea. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

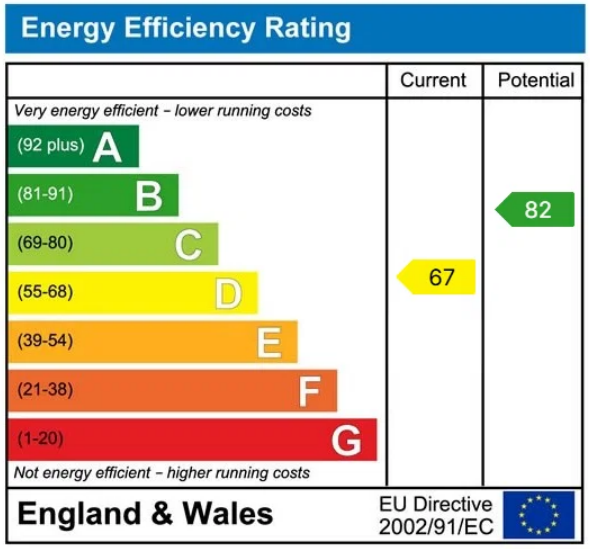


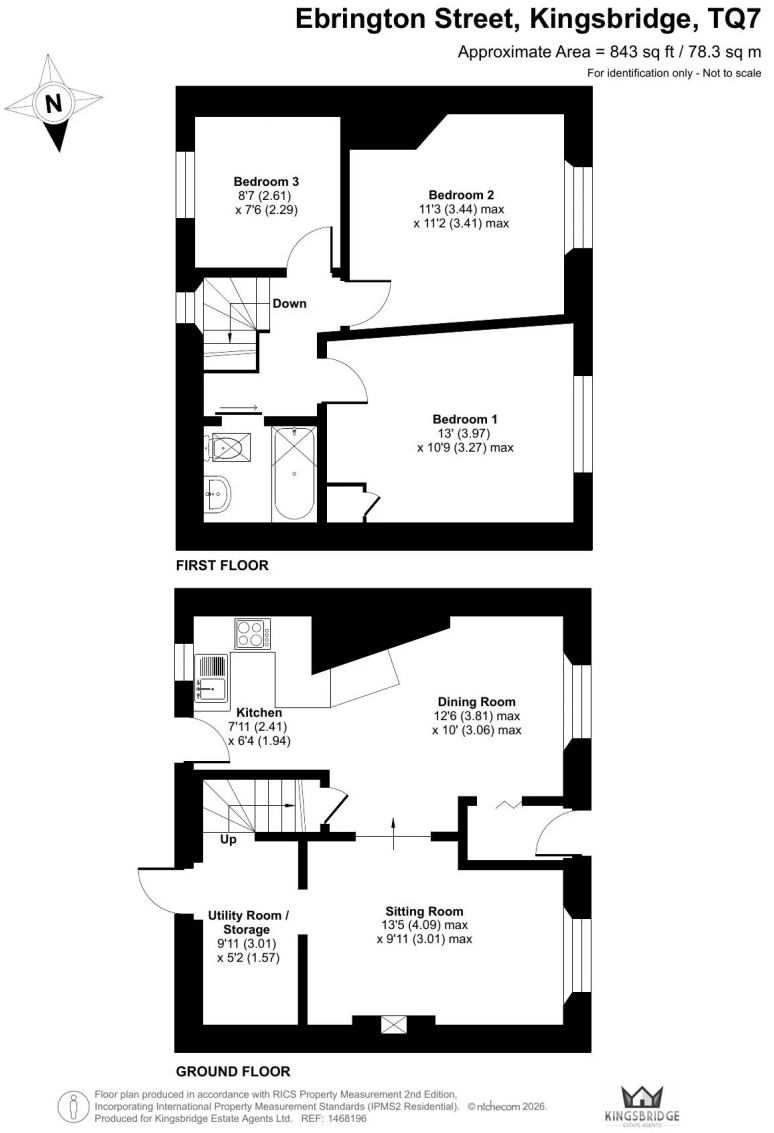












Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

https://www.kingsbridgeestateagents.co.uk/

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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.