



CH

7 KINGS MARKET

KINGSBRIDGE



TQ7 1PR



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GROUND FLOOR

Entrance Hallway | W/C | Open-Plan Kitchen/ Living/ Dining Room

FIRST FLOOR

Bathroom | Bedroom 1



“A characterful, low-maintenance 1 bedroom property arranged over two levels”...

7 Kings Market offers stylish, low-maintenance accommodation arranged over two levels, making it an appealing choice for first-time buyers, investors or those seeking a convenient lock-up-and-leave home.

- Open-plan kitchen, living and dining room
- Mezzanine-level bedroom with skylights
- Ensuite bathroom and downstairs w/c
- Walking distance to town centre and amenities
- Ideal for first-time buyers, investors or as a lock-up-and-leave home

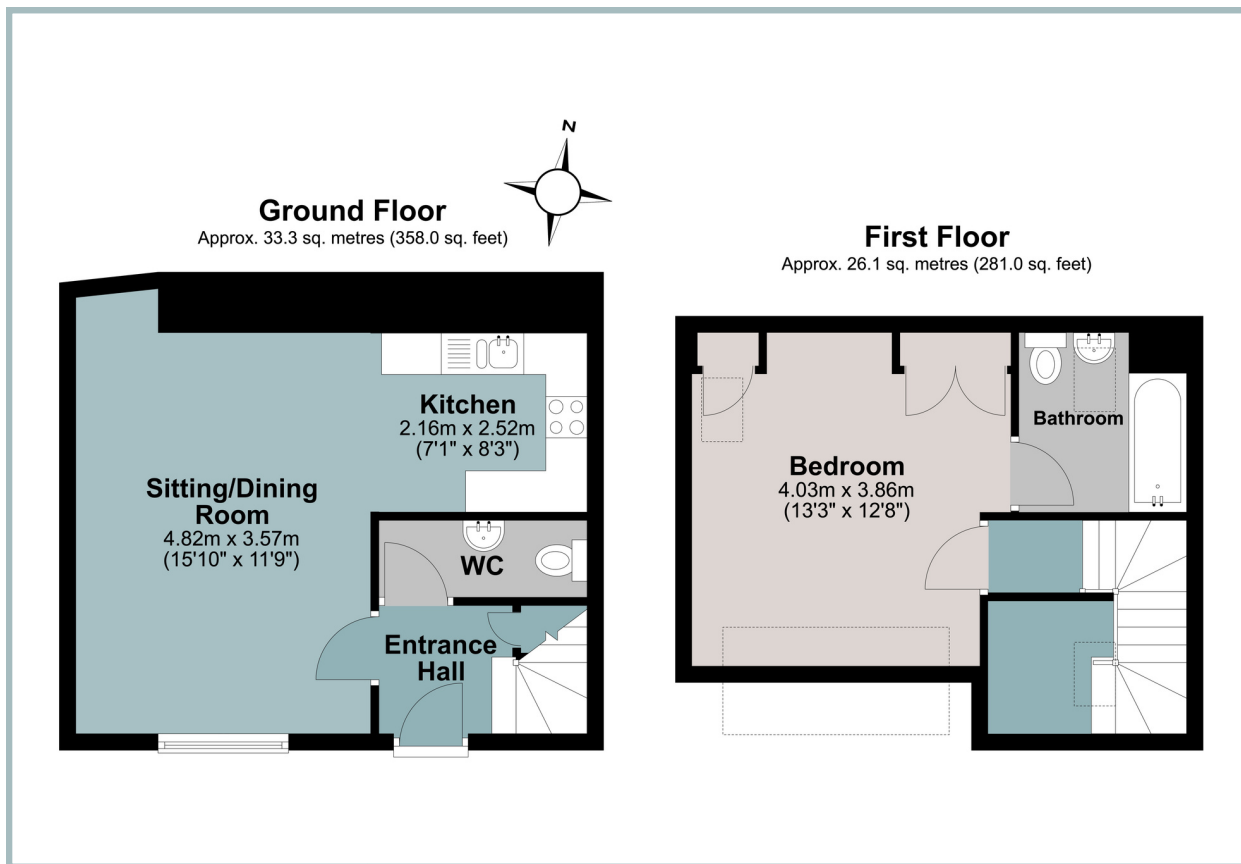
The entrance hallway leads into a spacious open-plan kitchen, living and dining room. The kitchen is fitted with a range of wall and floor cupboards and provides space for a washing machine. A separate WC completes the ground-floor accommodation.

Upstairs, the mezzanine-level bedroom benefits from skylights, which fill the space with natural light. The bedroom also features an en-suite bathroom with a shower over the bath.

With its practical layout and characterful mezzanine design, this attractive property presents an excellent opportunity in a convenient and easily maintained setting.



TOTAL APPROXIMATE AREA: 59.4 SQ M 639 SQ FT



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58 FORE ST, KINGSBRIDGE TQ7 1NY
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Leasehold of 99 Years from 2005 with 78 years remaining.

Council Tax Band: A

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric heating.

Service Fee: Approx. £1900 per annum payable in two 6 monthly instalments.

EPC: Current D (64) Potential C (76)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

What Three Words: ///bluff.stunt.quietly

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles