

Albion Gardens, Kingsbridge

Kingsbridge

£189,950

The Property:

Located in the popular Albion Court complex at the top of Fore Street, 4 Albion Gardens is ideally situated for the amenities and the schools.

Step through the UPVC front door with stairs to the first floor, where you'll find a bright and spacious entrance hallway. To the left, the open-plan lounge and dining room—connected by an archway—create a welcoming space perfect for entertaining. With ample room for a full dining set and a spacious seating area, this room is light and bright and boasts views over the town.

Opposite, the well-equipped kitchen offers plenty of wall and base units, along with designated spaces for a fridge and washing machine. A built-in electric oven with an extractor, a sink with drainer beneath the window, and room for a small breakfast table complete this practical yet inviting space.

Also on this level, you'll find a generously sized double bedroom with built-in storage, as well as the family bathroom featuring a bath with an overhead shower, WC, and basin, plus an obscured window for privacy.

Second Floor:

Upstairs, there are two additional double bedrooms, each featuring Velux windows that fill the rooms with natural light and built-in storage for added convenience.

A large storage area on this floor provides even more practicality, making this home as functional as it is cosy.

Outside:

Albion Court has communal gardens with washing lines for all residents. 4 Albion Gardens comes with it's own allocated parking space right outside













Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

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: Leasehold

Leasehold Information: 189 years from 1990 with 154 years remaining. Ground rent £50 per annum and service charge of £1600 per annum.

Services: Mains electricity and water. Gas central heating.

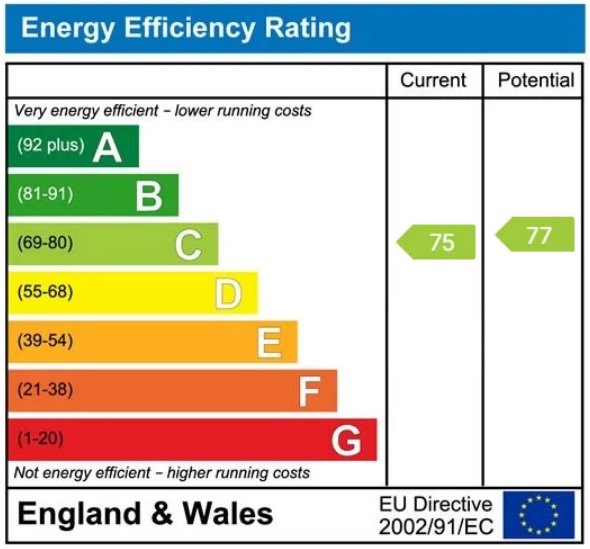
Broadband Speeds: Ultrafast Broadband available with speeds up to 1600Mbps (Openreach)

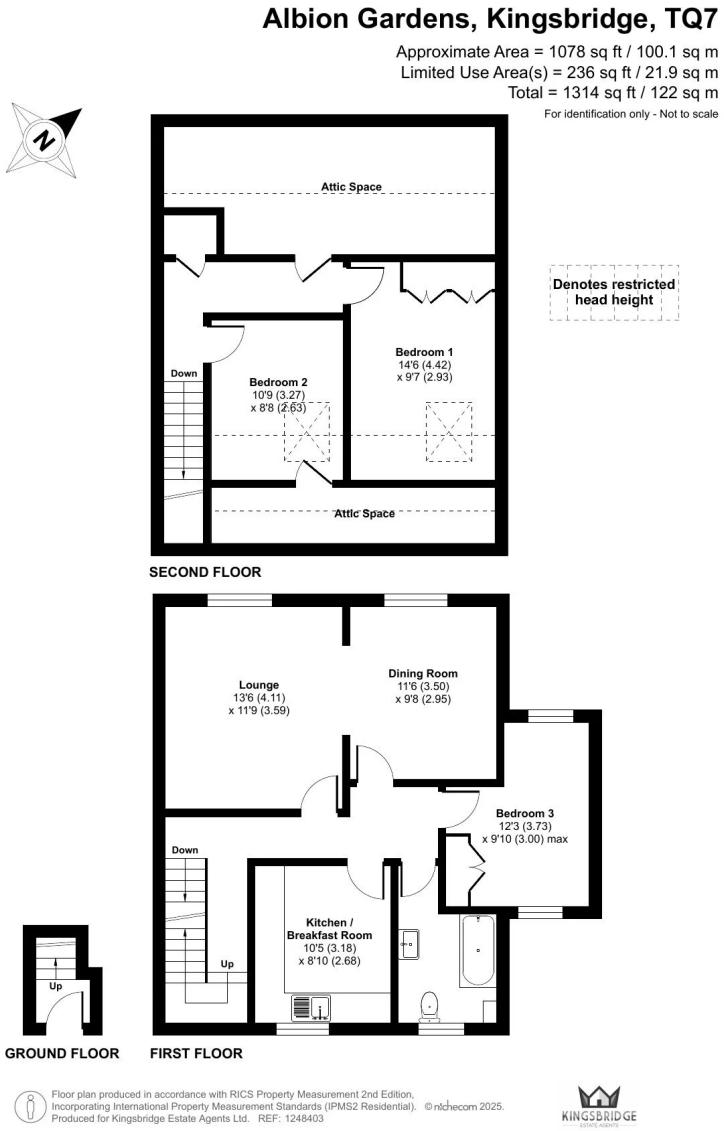
EPC Rating: C

Council Tax: Band C

This property is made of standard construction.







Kingsbridge - Sales

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