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4 WISTARIA PLACE

KINGSBRIDGE



TQ7 1BW



4 WISTARIA PLACE

GROUND FLOOR

Entrance Porch | Living Room | Kitchen

FIRST FLOOR

Shower Room | Bedroom 1

EXTERNAL

Courtyard Garden With Decking Area



“A beautifully presented 1 bedroom cottage in central location”...

Tucked away just moments from Kingsbridge High Street, 4 Wisteria Place is a charming property that combines a peaceful location with character, convenience, and excellent investment potential.

- Sunny south-facing courtyard
- Beautifully presented
- Spacious and light bedroom
- Recently renovated with new kitchen and shower room
- Perfect for first time buyers, as an investment or lock up and leave

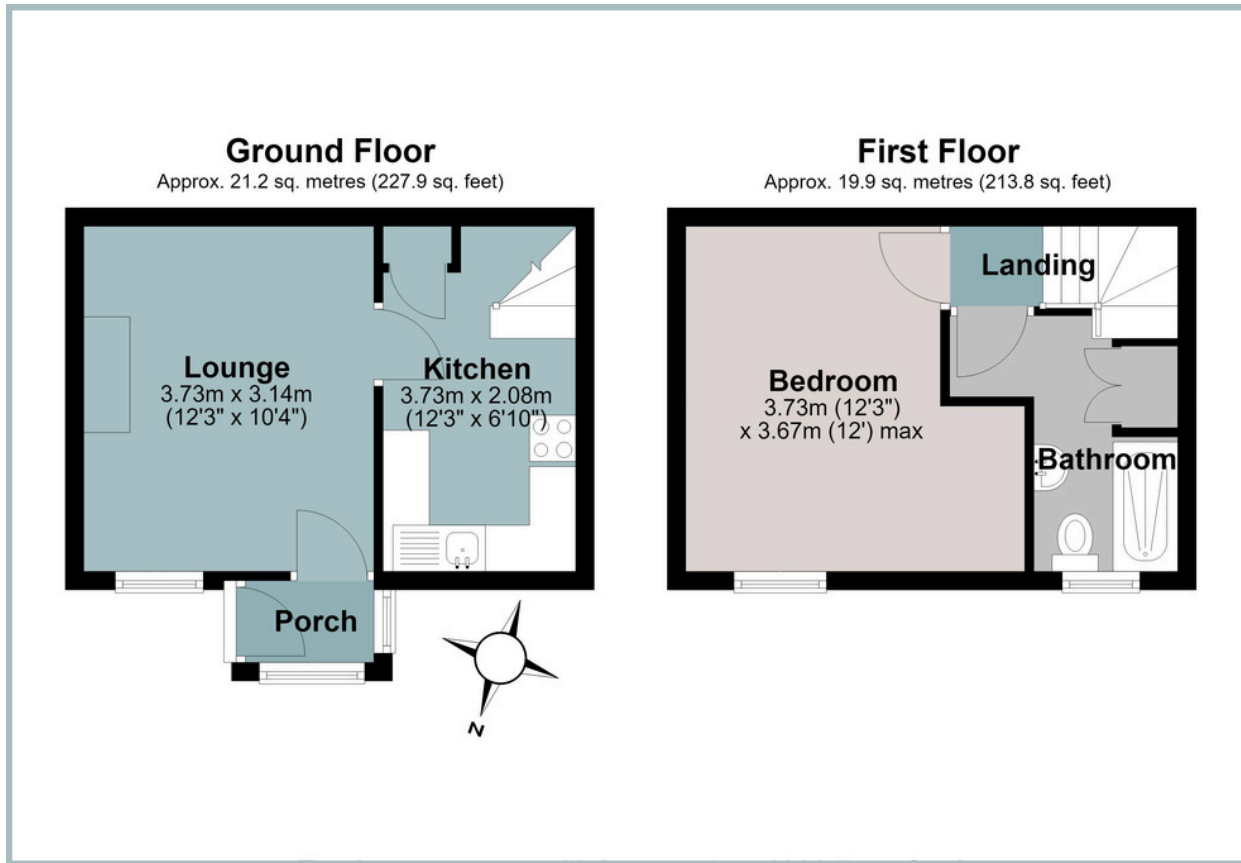
Approached via a private south-facing courtyard, this attractive outdoor space enjoys sunshine throughout the day, creating the perfect setting for morning coffee.

Stepping through the entrance porch, you are welcomed into a cosy living room full of character, featuring an attractive alcove that currently houses an electric fire. Beyond lies a newly fitted kitchen, thoughtfully designed to maximise space, with useful understairs storage. Upstairs, the generous double bedroom offers comfortable accommodation, with charming alcoves that lend themselves perfectly to wardrobe or storage solutions. The newly fitted shower room benefits from built-in storage cupboards, combining practicality with functionality.

Whether you're seeking a characterful first home, a convenient lock-up-and-leave retreat, or a rewarding investment opportunity, 4 Wisteria Place presents excellent potential. Its central location and low-maintenance make it particularly well suited as either a long-term rental or a successful holiday let.



TOTAL APPROXIMATE AREA: 41.1 SQ M 442.3 SQ FT



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Tenure: Freehold

Council Tax Band: A

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating

EPC: Current D (58) Potential A (92)

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.

Directions: From our office head up Fore Street. When you get to Huxter & Davy there is a passageway go down that and the property is on your left.

What Three Words:

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