

£230,000

FOR SALE



Type - Place

- ❖ Two Bedroom Cottage
- ❖ Perfect First Home or Investment Property
- ❖ Open plan living space
- ❖ Modern kitchen
- ❖ Easy to Maintain Enclosed Garden
- ❖ Close to Amenities & Schools
- ❖ No Onward Chain
- ❖ Offered in Excellent Order Throughout



34 Ebrington Street, Kingsbridge

Property Summary:

A well-presented and deceptively spacious two bedroom terraced home, conveniently situated just a short walk from Kingsbridge town centre and its wide range of shops, cafés and amenities. Offered to the market with no onward chain, the property would make an ideal first time purchase, investment or lock-up-and-leave 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:

The accommodation is light and welcoming throughout, with the ground floor centred around a generous open plan kitchen and living space featuring tiled flooring with underfloor heating and useful understairs storage.

The kitchen is fitted with a range of units together with an integrated oven and hob with extractor over and space and plumbing for a washing machine and fridge freezer. The sink sits beneath the window overlooking the patio garden. The open plan nature creates a practical and sociable living area.

Upstairs, the property offers two bedrooms comprising a spacious double bedroom and a comfortable single bedroom/small double, together with a modern family bathroom fitted with a white suite and shower over the bath.

To the rear of the property is a private enclosed courtyard garden providing a pleasant outside seating area with minimal maintenance required.

Although the property does not benefit from private parking, there is on-street parking nearby together with permit parking available in nearby car parks.

A charming and conveniently located home offering well-balanced accommodation within easy reach of the town centre and would make a perfect first-time buy or investment purchase.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage, gas and electric. Underfloor heating

EPC Rating: C

Council Tax: Band C

Construction Type: Standard brick wall construction. The roof is tiled.

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.

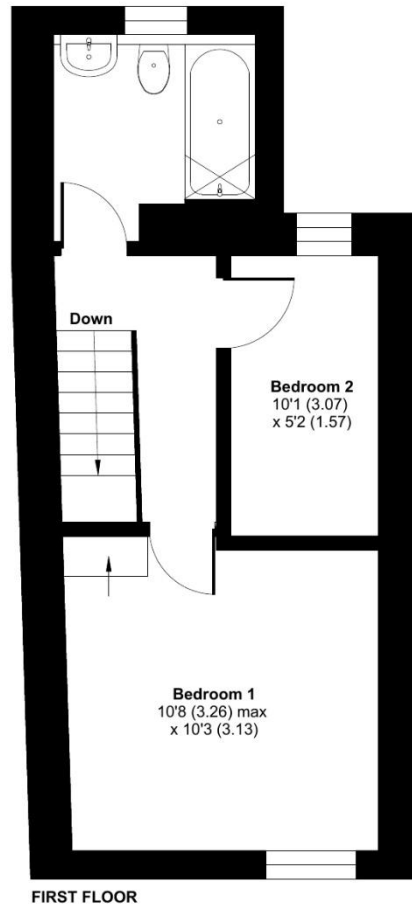
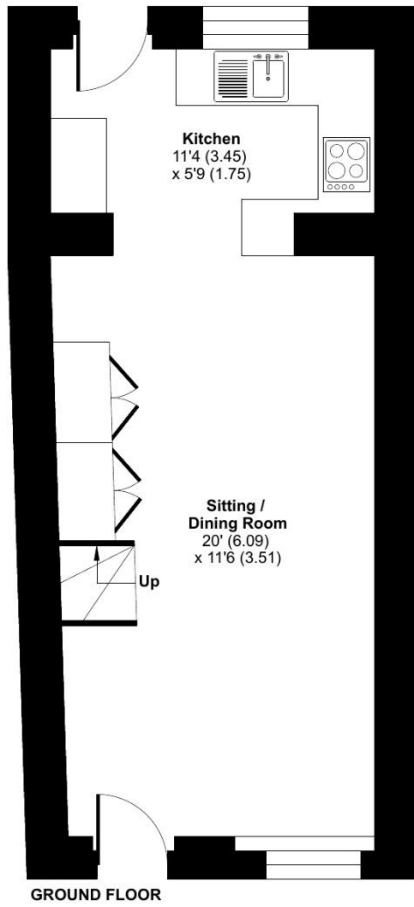
Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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.

Ebrington Street, Kingsbridge, TQ7

Approximate Area = 592 sq ft / 54.9 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). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1465304



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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