



CH

2, PINDAR LODGE

KINGSBRIDGE

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TQ7 1JF



2, PINDAR LODGE

GROUND FLOOR

Hallway | Open Plan Kitchen/Dining/ Living Room | Bedroom 1 |
Shower Room

EXTERNAL

Communal Patio | Cut Through To The Promenade | Parking Space
Suitable For A Small Car



“A ground floor 1 bedroom apartment in a central location”...

This is a wonderful ground-floor apartment in a central town location, providing a great balance of character features with modern amenities.

- Ground-floor apartment
- Character features
- Convenient pedestrian access to the Promenade, shops, cafés and restaurants
- Open-plan kitchen, living and dining area with high ceilings
- Plenty of storage throughout the apartment.

The property comprises an entrance hallway leading into the open-plan kitchen, living and dining area, with high ceilings and plenty of natural light. The modern fitted kitchen provides a good range of storage and worktop space, with further built-in storage along the adjoining wall. The living area features a traditional sash window with a window seat, adding to the character of the apartment.

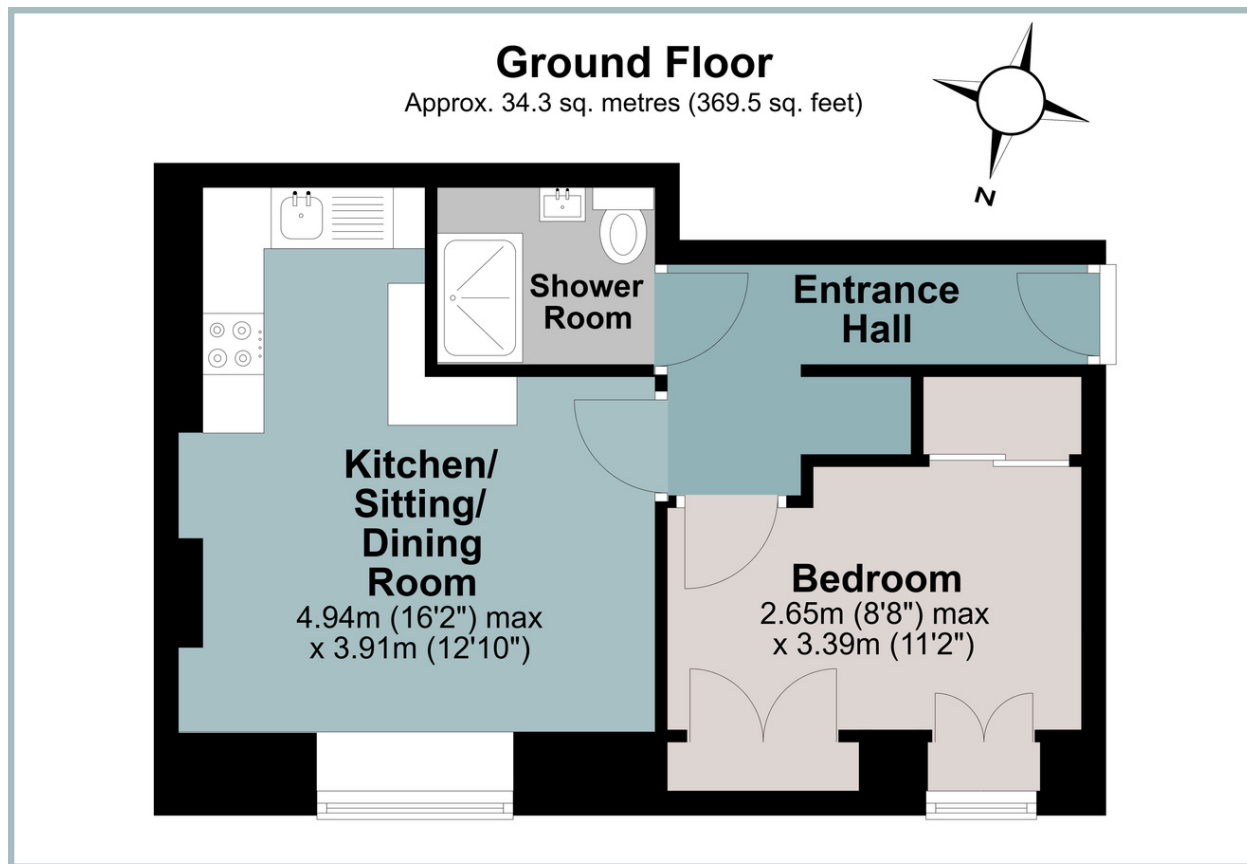
The bedroom is well proportioned and also benefits from a sash window and useful built-in storage. Completing the accommodation is a modern shower room with a wash basin, storage and a generous walk-in shower.

A particular benefit of Pindar Lodge is the pedestrian cut-through providing direct access into the centre of Kingsbridge, emerging onto the Promenade and placing the town's shops, cafés, restaurants and amenities within easy walking distance.

Overall, the apartment offers well-proportioned and practical accommodation in a highly convenient central location, making it an ideal main home, investment or lock-up-and-leave property.



TOTAL APPROXIMATE AREA: 34.3 SQ M 369.5 SQ FT



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Tenure: Leasehold with share of freehold—957 years remaining.

Council Tax Band: A

Local Authority: South Hams District Council

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

Service Fee: Approx. £1014 per annum.

Notes: Grade II Listed

EPC: Current C (69) 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:///fussed.comfort.severe

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