

Church Street, Kingsbridge, Devon, TQ7 1DB

£200,000

Kingsbridge

The Property:

A charming Grade II listed two-bedroom cottage, offering a combination of period character and practical living space in a sought-after central Kingsbridge location.

The ground floor opens into a bright and cosy reception room, featuring a sash window with window seat, decorative fireplace, wooden flooring and built-in shelving. A short passage leads through to the kitchen, which has a range of wall and floor units with space for an electric cooker, dishwasher and washing machine.

The first of the two double bedrooms is also on the ground floor, with wooden flooring, a rear-facing window and French doors opening onto the garden.

Upstairs, the second double bedroom is accessed via a characterful staircase with a curved wall and skylight, and benefits from a front-facing window. The fully tiled wet room has a wall-mounted shower, low-level WC and inset wash hand basin.

A particular feature is the separate garden, accessed via a shared courtyard and external steps. Approximately 40ft in length, it provides a generous outdoor space with views across Kingsbridge and the surrounding area.

Previously used as a holiday let, the property would suit those looking for a permanent home, first-time purchase or coastal bolt hole. Offered for sale with no onward chain.













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

The Location:

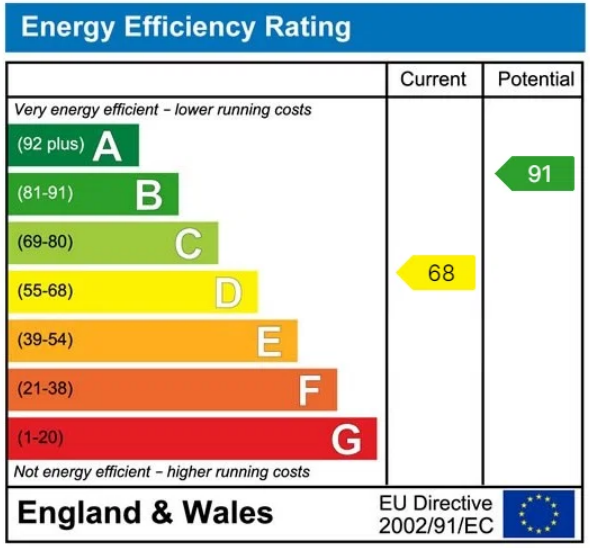
The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

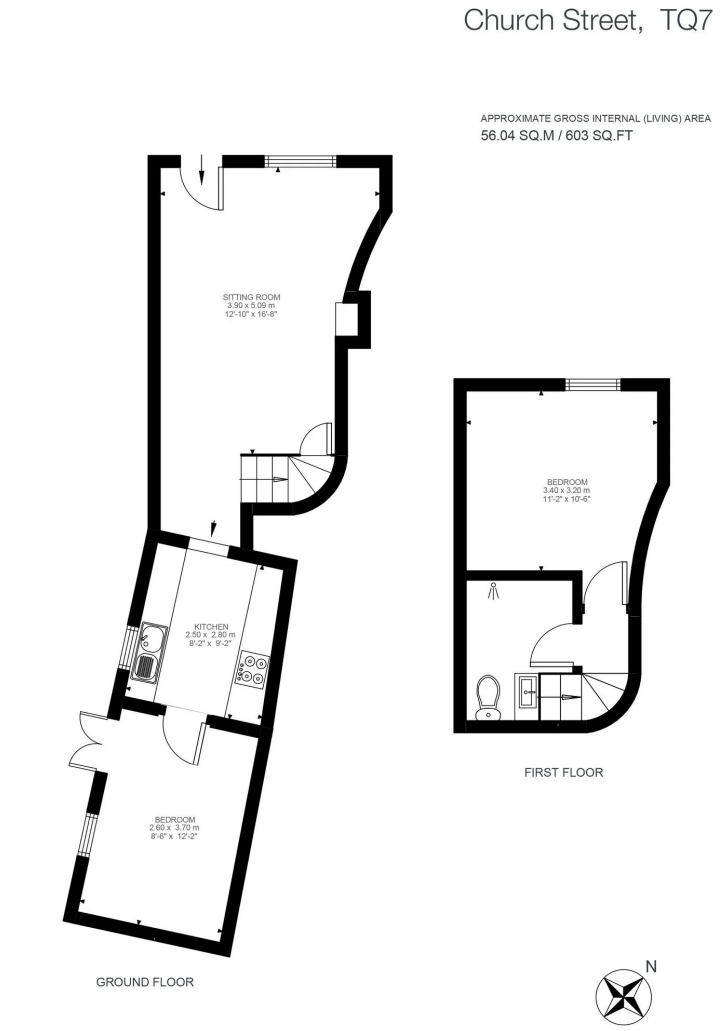
Further Information & Services:

Tenure: Freehold
Services: Mains water, sewerage, gas and electric
EPC Rating: D
Construction Type: Standard brick/block.
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 low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.







Kingsbridge - Sales

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Disclaimer:

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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.