

£210,000

FOR SALE



## 2 Bedroom Cottage - Kingsbridge

- ❖ 2 bedroom Cottage
- ❖ Grade II Listed
- ❖ Unique characterful home
- ❖ Updated & insulated
- ❖ Spacious living area
- ❖ Newly fitted kitchen
- ❖ Newly fitted bathroom
- ❖ New carpets throughout
- ❖ Separate outbuilding
- ❖ Central location



## 1 Coronet Place, Kingsbridge, TQ7 1PT



### Property Summary:

A charming Grade II listed cottage full of character with two double bedrooms, a newly fitted kitchen and bathroom, and a separate home office/studio. Conveniently located in the heart of town with modern insulation and original features throughout.

### 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.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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## The Property:

Tucked away in the heart of town, this delightful Grade II listed cottage blends historic charm with modern convenience. Believed to date back to the 15th century, the property has been thoughtfully updated and insulated throughout, offering a warm and welcoming home with a wealth of character.

Step into a spacious entrance hall with ample room for coats and shoes, leading to a generous ground floor double bedroom (Bedroom 2), which benefits from a built-in cupboard and a large under-stairs storage area.

Upstairs, the property opens into a beautifully bright and spacious living area, complete with exposed beams, a decorative fireplace, and windows that flood the room with natural light. The newly fitted open-plan kitchen is well designed, offering ample storage and workspace, with a free-standing fridge freezer, plumbing for a washing machine, and a built-in electric oven, hob and extractor. The sink is ideally positioned beneath the window.

The bathroom has also been newly fitted, featuring a contemporary walk-in shower with electric Mira unit, WC, basin, and heated towel rail. A cupboard houses the water heater serving the sinks.

The main bedroom is a generous double with a pleasant outlook, window seat, and the added benefit of a walk-in wardrobe.

The property has new carpets throughout and has been fully insulated behind the internal walls, helping it to retain warmth while preserving its original features. A large, insulated loft with ladder access provides additional storage.

An added bonus is the separate outbuilding just across the alleyway – ideal as a home office or studio. With a double-glazed door and its own kitchenette, this space previously had water connected and could easily be reinstated to serve as a utility or self-contained workspace. There is conveniently space for a WC.

Although there is no dedicated garden, a small area immediately outside the front of the property is suitable for a bistro table and chairs – perfect for enjoying a morning coffee.

This is a unique and characterful home offering flexibility, charm, and practical modern touches – ideal for buyers looking for something a little bit special.

## Services & Further Information:

**Tenure:** Freehold

**Services:** Mains water and electric.

**Broadband Speeds:** Superfast Broadband available with speeds of 76Mbps (Openreach).

**EPC Rating:** TBC (we are advised it will be a D)

**Council Tax Band:** C

**Restrictions:** This must be a main or principal residence or long term rental and cannot be used for holiday rentals. The property is Grade II Listed.

The Property is of Standard Construction.

Viewings strictly by appointment with Kingsbridge Estate Agents.

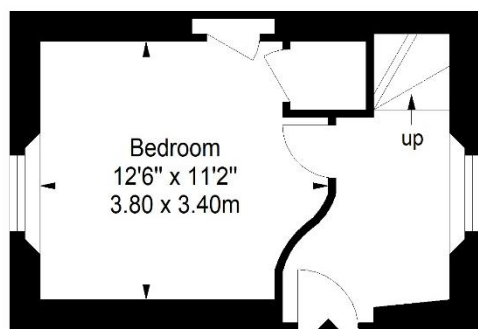
## Disclaimer

*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.*

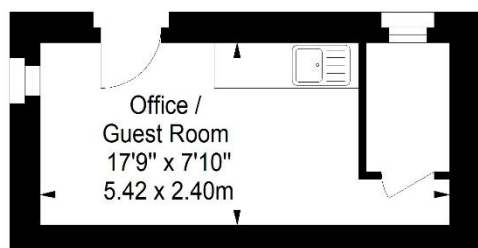
*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*

*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*

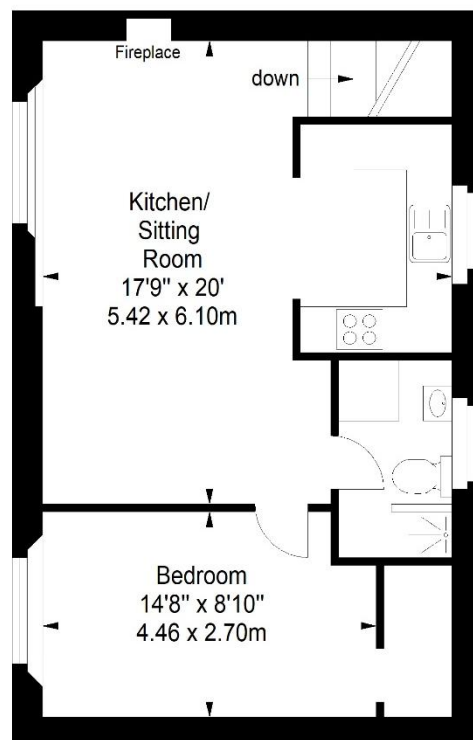
*All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.*



**Ground Floor**



**Ground Floor**  
(Separate from Main House)



**First Floor**

**Approximate Gross Internal Area = 79.90 sqm / 860 sq ft**

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

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