



87B FORE STREET KINGSBRIDGE

£190,000
LEASEHOLD

A well-presented two-bedroom apartment in central Kingsbridge, offering spacious accommodation and excellent potential as either a home or investment.



- Two-bedroom apartment in central Kingsbridge • Spacious open-plan sitting/dining room • Sash windows overlooking Fore Street

Upon entering the property, an entrance hallway leads through to a spacious sitting/dining room, featuring sash windows overlooking Fore Street and providing plenty of natural light.

The kitchen is adjacent to the sitting room and is fitted with a range of floor and wall-mounted cupboards, together with space for freestanding white goods.

Bedroom one benefits from built-in storage and sash windows overlooking Fore Street. The accommodation also includes a bathroom fitted with a shower over the bath, while bedroom two provides further built-in storage.

The property is currently utilised as a successful long-term let, making it an appealing opportunity for investment purchasers as well as those seeking a conveniently located apartment.

Tenure: Leasehold of 999 Years from 2021 with 994 years remaining.

Council Tax Band: A

Local Authority: South Hams District Council

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

Service Fee: Approx. £700 per annum. Costs from building owner shared by the three properties. This includes fire maintenance, buildings insurance, security and safety.

EPC: Current B (82) Potential B (83)

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: ///ramming.acids.walks

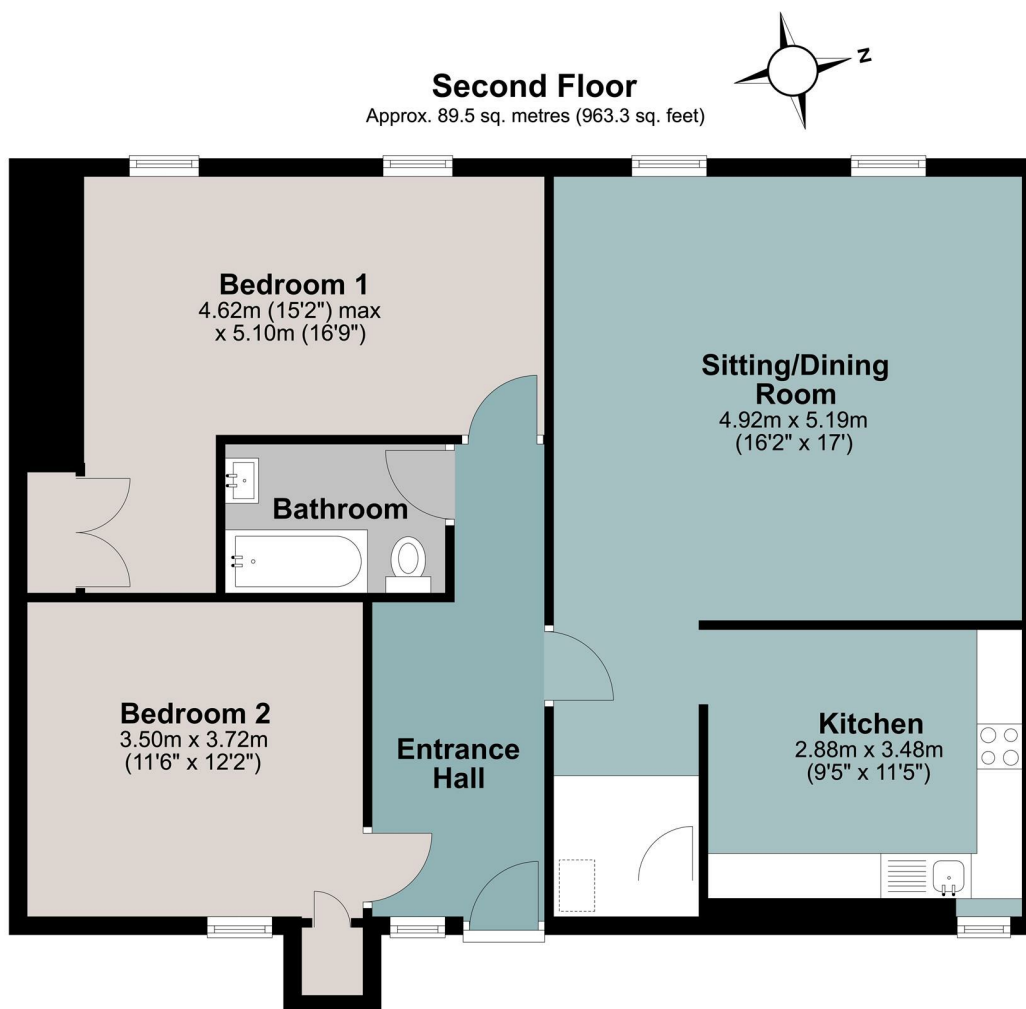
IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any



- Built-in storage in both bedrooms • Currently operating as a successful long-term let • Ideal investment or main residence • Walking distance to amenities • Short distance to nearby beaches

reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





Total area: approx. 89.5 sq. metres (963.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kingsbridge Sales
58 Fore Street
Kingsbridge
Devon
UK
TQ7 1NY

01548 852352
kingsbridge@charleshead.co.uk
<https://charleshead.co.uk/>