

Fore Street, Kingsbridge

Kingsbridge

Guide Price

£110,000

The Property:

A charming and surprisingly spacious first-floor apartment in the heart of Kingsbridge, just moments from the town's shops, cafés, restaurants and waterfront. Set within a Grade II Listed building, this characterful home combines period appeal with practical modern living and would make an excellent first home, holiday/second home or investment, subject to any necessary consents.

Accessed via a secure communal entrance serving just three apartments, the property opens into a welcoming fitted kitchen, complete with a good range of integrated appliances including dishwasher, washing machine, microwave, induction hob and fridge. A lovely window seat overlooking Fore Street is a particularly appealing feature, the perfect place to sit with a coffee and watch the town go by. There is also a large walk-in storage cupboard, providing excellent additional storage.

The sitting room is a comfortable and inviting space, with a cosy atmosphere created by the electric fire and a useful built-in desk area, making it well suited to those working from home. The current owner is also willing to include a selection of furniture, subject to separate negotiation.

The generous double bedroom offers excellent storage, with a large fitted wardrobe and additional cupboard space.

The apartment also benefits from an exceptionally spacious bathroom, featuring a large walk-in shower, wash hand basin, WC and a useful cupboard housing the gas-fired central heating boiler.

With gas central heating, an EPC rating of C and Council Tax Band A, the property offers a particularly convenient opportunity to own a home in the centre of Kingsbridge, with the town's everyday amenities and the waterfront all within easy walking distance.













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

The Location:

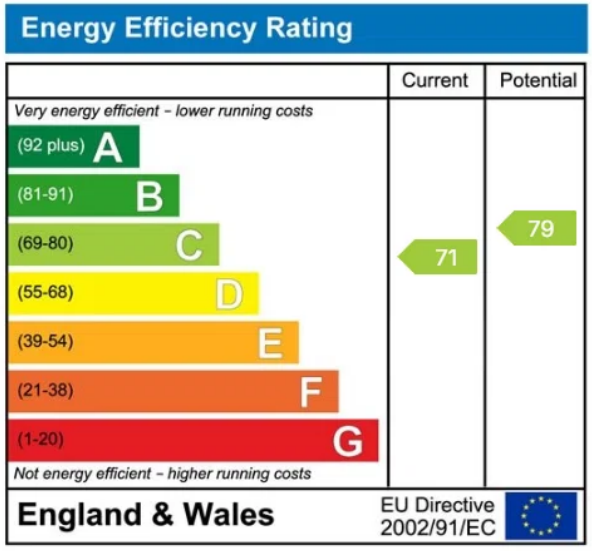
The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical 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: Leasehold. Ground Rent: £150 per annum. 199 year lease from 2014 with 186 years remaining. Managed by LJL Property Management. The cost of any repairs would be paid from the management account with funds collected from the service charges. If there are insufficient funds held then a cash call would be required and would be collected from each of the 3 flats and ground floor retail with the amount divided by a fair and reasonable proportion.
Services: Mains water, sewerage, gas and electric.
EPC Rating: C
Council Tax: Band A
Construction Type: Standard brick wall construction. The roof is tiled. Grade II Listed building with timber framed windows.
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). Internet is not currently connected.
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.
Situated above/adjacent to commercial premises: Property is located above Rhool, a homeware and interiors store.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

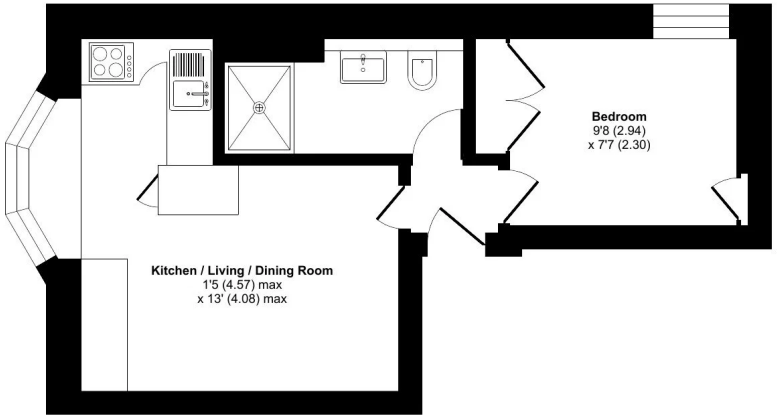




33 Fore Street, Kingsbridge, TQ7

Approximate Area = 335 sq ft / 31.1 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1467802

Kingsbridge - Sales

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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.