



TOWNHOUSE A FORE STREET KINGSBRIDGE

£420,000
LEASEHOLD

A spacious 3 bedroom townhouse with distant estuary views, large private patio, and allocated parking.



- Newly renovated to a high standard • Perfect as a permanent residence, lock up and leave or investment

Townhouse A is an end-of-terrace townhouse located in the heart of Kingsbridge, yet quietly tucked away from the hustle and bustle. Forming part of the historic Kings Arms Hotel, the building has been thoughtfully redesigned to create a collection of exceptional homes, combining modern living with the charm and heritage of the original property.

Arranged over three floors, the accommodation comprises an entrance hallway with a plant room/storage cupboard, a living room with doors opening onto the patio, and a kitchen with integrated appliances and dining area. Both the living room and Kitchen space enjoy access to the patio, creating a fantastic indoor-outdoor flow. On the first floor is Bedroom 3 with an en-suite shower room, along with a versatile additional room ideal as a snug or Bedroom 4. The second floor offers the main bathroom, Bedroom 1, and Bedroom 2 with an en-suite shower room. The upper rooms enjoy views across the town centre and distant estuary glimpses.

Externally, the property benefits from a generous patio area to enjoy throughout the day, as well as an allocated parking space adjacent to the house. The property comes with a 10-year new-build warranty, providing an outstanding opportunity to purchase a newly converted property with parking and outdoor space—ideal as a main residence, lock-up-and-leave retreat, or investment.

Tenure: Leasehold 999 years from 1 January 2022

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric Heating. 10 Year Build Warranty

Service Fee: Approx. £826.00 Per Annum

EPC: Current E (54) Potential C (79)

Viewings: Very strictly by appointment only

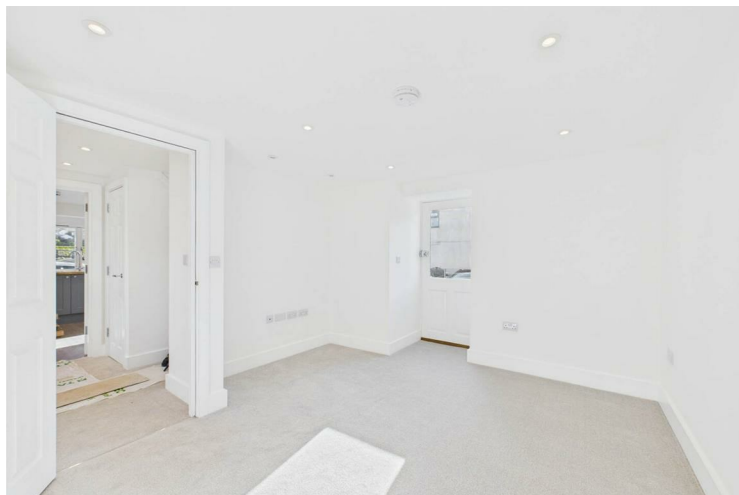
Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol 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.

Directions: 91-93 Fore Street is located at the higher end of Fore Street on the right hand side just after the clock tower on the opposite side of the street What Three

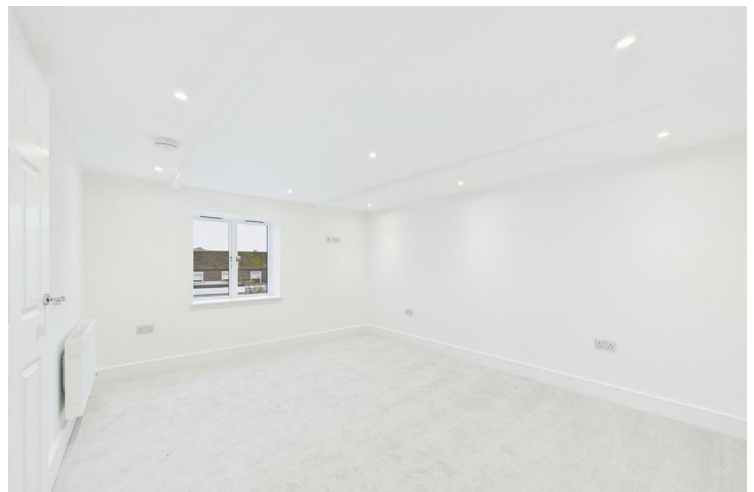
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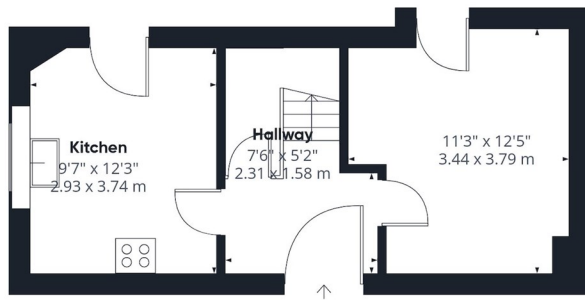
IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good



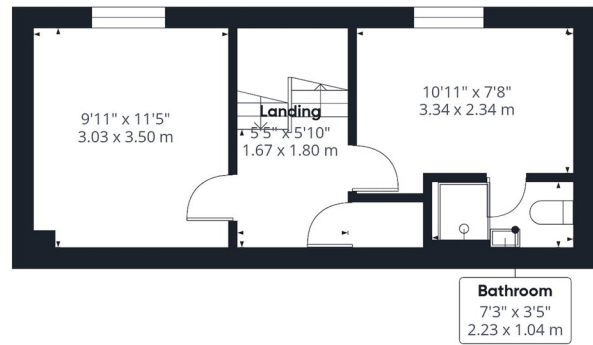
- Allocated parking space • Large private outdoor patio • PCC Warranty • Central town location in Kingsbridge • Short drive to Salcombe & nearby beaches • No onward chain

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 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.

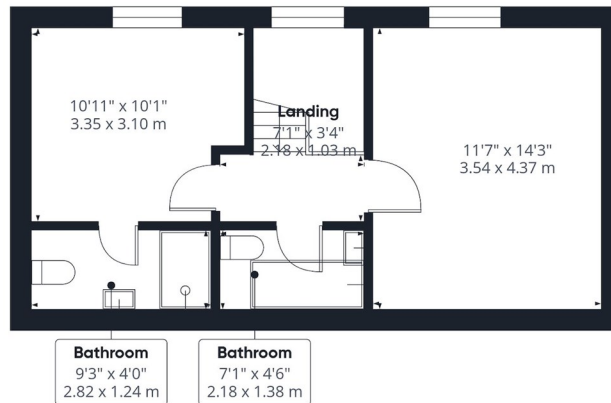




Floor 0



Floor 1



Floor 2



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

EPC Rating: E Council Tax Band: New Build

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

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