

West Charleton Court, West Charleton

Kingsbridge

£120,000

The Property:

Accessed via two flights of external steps, the apartment opens directly into a spacious and welcoming sitting room. With two large windows allowing plenty of natural light to flood the room, it provides a comfortable living space and forms the heart of the property, with doors leading to all other rooms.

The kitchen is compact yet thoughtfully laid out, offering a good range of fitted units together with space and plumbing for a washing machine, a freestanding electric cooker, and a sink positioned beneath the window.

There are two comfortable double bedrooms, both carpeted, with the principal bedroom benefiting from useful built-in shelving.

The bathroom is fitted with a bath, wash hand basin and WC. While functional, it would benefit from modernisation and currently offers the opportunity for a purchaser to install an electric shower if desired.

Outside, residents enjoy well-maintained communal gardens, while the property also benefits from an allocated parking space conveniently located close to the entrance to the apartment.

The property is heated via oil-fired central heating and would respond well to some updating, making it an ideal purchase for those seeking a home they can improve over time or an investment property with good letting potential.

Overall, this is a bright and well-proportioned apartment in a convenient location, offering excellent potential for a new owner to modernise and add value.

The Location:

Charleton is made up of the village of West Charleton and the hamlet of East Charleton. West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, Church and Village Hall. East Charleton has a garage with a large shop along with the popular Ashby's store for all your needs. Both East and West are close to Kingsbridge and by heading the other way will take you towards some lovely beaches at Torcross, Beesands and Mill Bay.













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

Property Information:

Tenure: Leasehold. 999 years from 01/05/85 with 958 years remaining. Annual service charge of £1709.93 to cover maintenance of communal areas, buildings insurance and the oil heating. There is CCTV in communal areas. No pets are allowed at West Charleton Court by Management Rules.

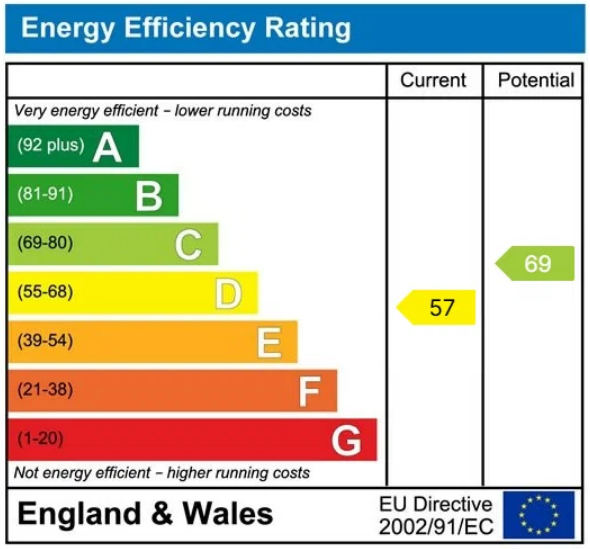
Council Tax Band: B
EPC Rating: D
Construction Type: Standard brick/block.

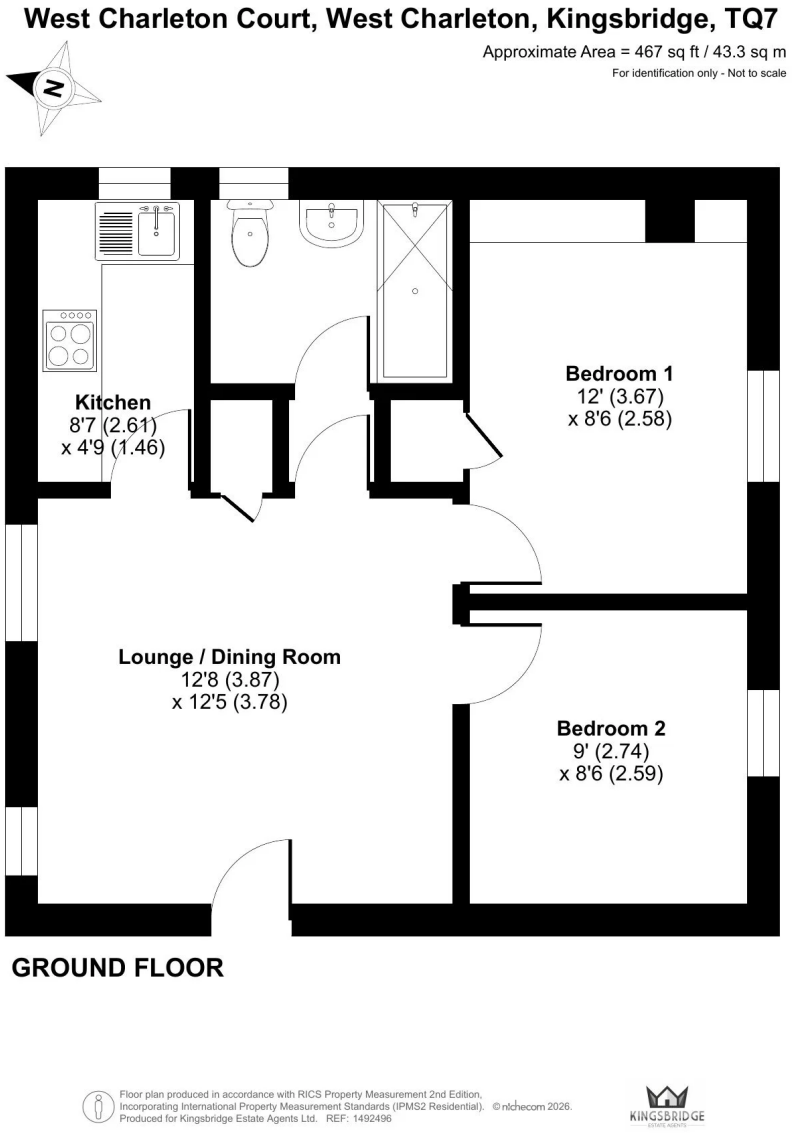
Utilities: Mains water supply and drainage. Mains electric. Oil-fired central heating. Communal boiler for hot water.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Superfast broadband available – check via Ofcom or supplier
Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None Known

Additional Notes
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

Disclaimer:
Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by Kingsbridge Estate Agents and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should be sought.







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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.