



13 Museum Court • Kingsbridge



Nestled in a tranquil corner of Kingsbridge, yet conveniently situated to access the town's amenities, 13 Museum Court stands as a testament to comfortable and contemporary living. This mid-terrace townhouse, with its thoughtfully designed layout spanning four floors, offers a harmonious blend of space, functionality, and style. As you step into the inviting entrance hallway, you're greeted by an immediate sense of warmth and welcome. The snug lounge, tucked away just off the main hall, provides a cosy retreat where one can unwind after a busy day.

Venture further into the home, and you'll discover the well-appointed kitchen/dining room, utility area, downstairs toilet and under stair storage enhancing the functionality of the home. A door leads seamlessly from the dining area to the private rear garden, a tranquil oasis bathed in sunlight. The south-facing aspect ensures that this outdoor space is a haven for relaxation, with two-tiered patio areas providing the perfect setting for al fresco dining or simply basking in the sun's rays.

Ascending to the upper floors, the residence continues to impress with its versatile living spaces. Two generously sized double bedrooms offer comfortable accommodations, with one bedroom boasting fitted wardrobes for added convenience. A family bathroom, complete with modern fixtures and fittings, serves the needs of the household with ease.



A well presented 3 bedroom property with garage, garden and parking.

The top floor of the property unveils a delightful surprise—a third double bedroom with its own en-suite shower room. Offering privacy and seclusion, this retreat is perfect for guests or could serve as a peaceful sanctuary for homeowners seeking a quiet respite from the hustle and bustle of daily life.

Parking for two cars and an integral single garage with electric, water and heating providing ample space for vehicles and storage alike.

Whether you're a first-time buyer embarking on the exciting journey of home ownership, a growing family in search of additional space, or an investor seeking a lucrative opportunity, 13 Museum Court offers the perfect blend of comfort, convenience, and potential.

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', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.



Tenure: Freehold

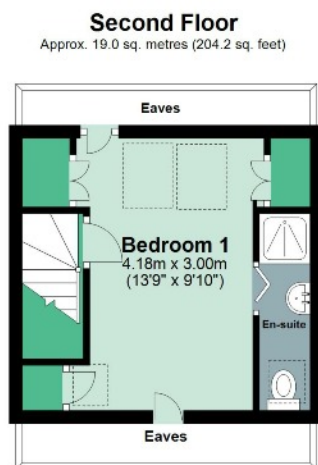
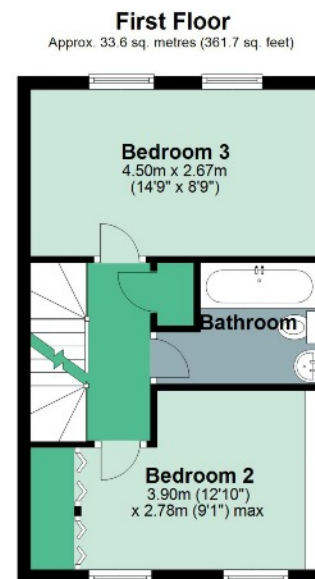
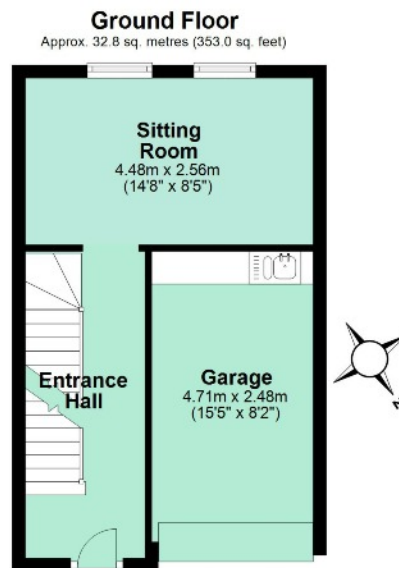
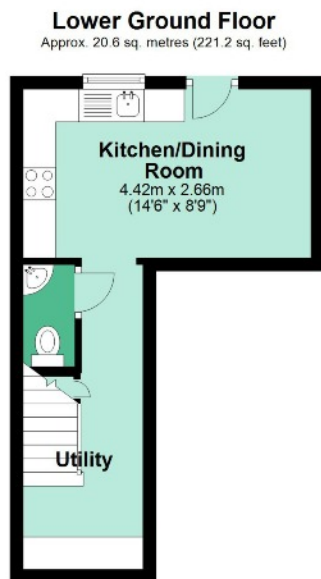
Council Tax Band: C

Local Authority: South Hams District Council

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

Directions: Drive to the top of Fore Street and the entrance to Museum Court is located through the second archway on the left hand side, just before Cookworthy Museum.

Viewings: Very strictly by appointment only.



Total area: approx. 105.9 sq. metres (1140.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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