

# Flat 10 Library Court



Kingsbridge • TQ7 1EB







- Three Bedroom Apartment
- Living/ Dining Room
  - Kitchen
- Family Bathroom

An attractive first floor purpose built apartment situated in the heart of Kingsbridge, being only a short walk to an array of amenities. 10 Library Court is a versatile property that provides various opportunities - from first time buyers looking to purchase their first home, to a buy to let investment opportunity.

The apartment is accessed via a communal hallway shared with number 9. The front door opens into a landing area which runs the length of the property. On entering the living area the double aspect windows overlooking the centre of Kingsbridge showcases the bright and spacious living accommodation that number 10 has to offer.

There is a modern fitted kitchen with a comprehensive range of base and wall units including the fitted hob and oven and ample appliance space. There is a gas combination boiler which provides hot water and heating to the property.

From the hallway there are doors leading to three bedrooms, all of which overlook the front aspect benefiting from plenty of natural light, and all include central heating radiators. There is a modern family bathroom.

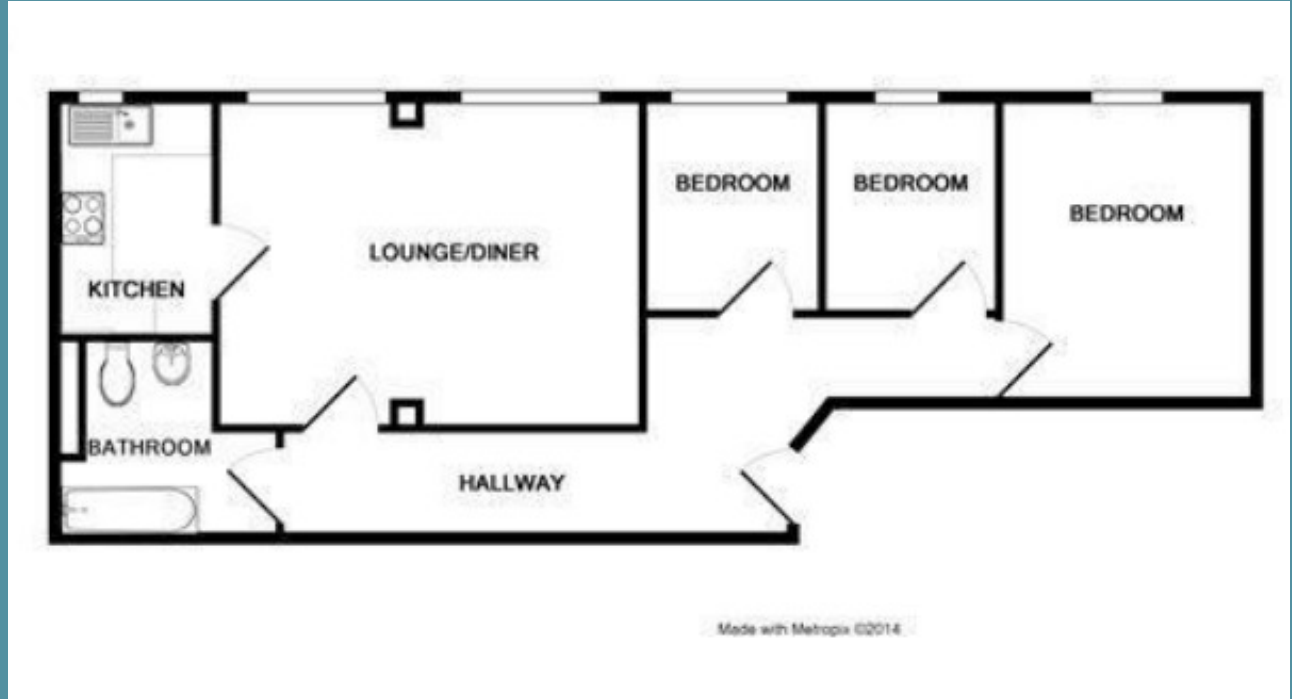






Externally there are communal gardens providing a peaceful area to sit out and enjoy the sun. In the communal entrance there is a large under stair storage space which is privately owned by number 10. A private parking space is also included, creating an ideal home for town living.

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.

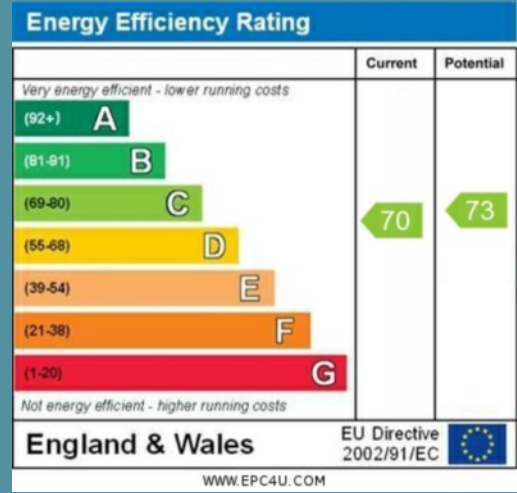


**Services:** An annual charge of £715.34 for year 2020/21, which covers the building insurance, gardening, window cleaning, repairs/maintenance and electric for communal areas.

**Tenure:** Leasehold, held on a 999 year lease that commenced on 1<sup>st</sup> April 1974.

**Directions :** From the centre of Kingsbridge, head up Ilbert Road past the COOP Petrol Station, take the next left down Ropewalk Street and the property is on the left.

# Flat 10 Library Court Kingsbridge • TQ7 1EB



**DISCLAIMER**

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.