



# Flat D Duncombe Court • Kingsbridge



Flat D Duncombe Court, situated on the first floor, offers a convenient town location in Kingsbridge. The apartment boasts a hallway leading to the living areas, featuring a convenient alcove with shelving for storage. Additionally, it includes a generously sized bedroom with built-in wardrobes, providing ample storage space. A bathroom, featuring a shower over the bath is located opposite the bedroom.

The highlight of the apartment is the open-plan kitchen, dining, and living area. This expansive space boasts plenty of natural light from the triple aspect windows, creating an airy ambiance. From the large windows, residents can enjoy distant picturesque views of the Kingsbridge Estuary, adding a touch of serenity to everyday life. The galley-style kitchen is equipped with space for white goods, along with wall and floor cupboards. The kitchen also houses the boiler.



## A one bedroom apartment situated in the centre of Kingsbridge with parking.

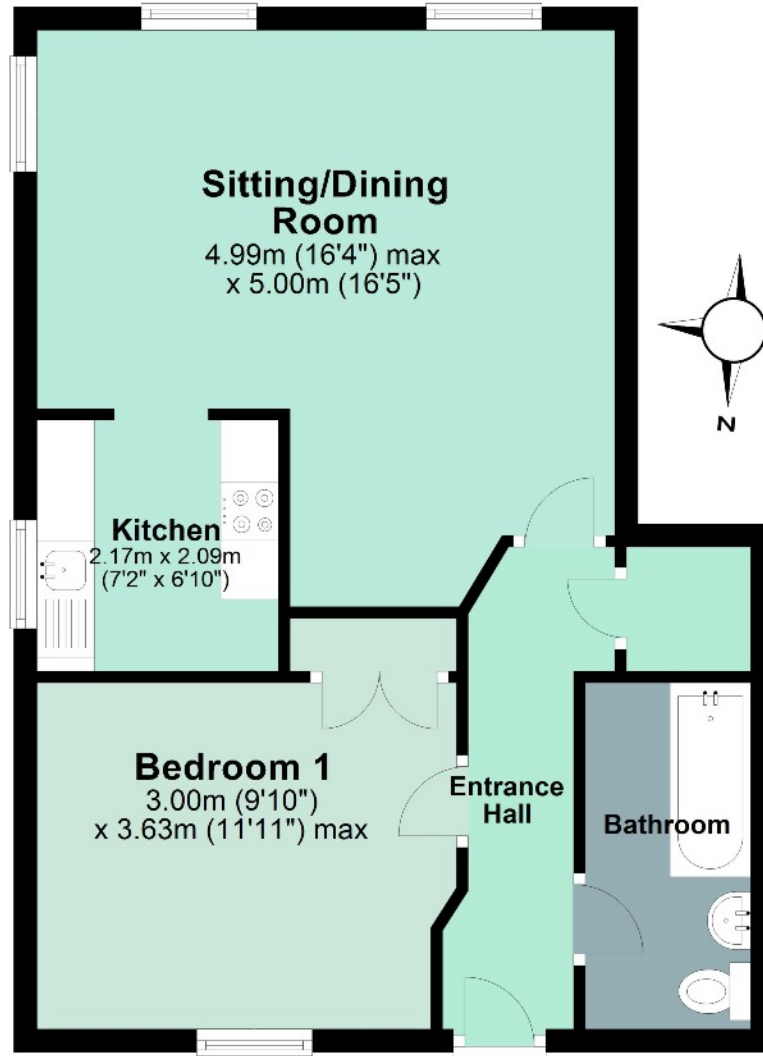
One of the notable features of the property is its under-cover parking, offering convenience and security for residents. Additionally, its central location within walking distance to the high street makes it an ideal choice for those seeking urban convenience and amenities. While the apartment offers immense potential, it is in need of some modernization. However, this presents an excellent opportunity to tailor the property to your personal style. The apartment would be perfect for those looking a first time home, long term let investment or lock up and leave.

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.



# First Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



Total area: approx. 48.1 sq. metres (518.0 sq. feet)

**Tenure:** Leasehold of 999 years starting from 1988

**Council Tax Band:** B

**Local Authority:** South Hams District Council

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

**Service fee:** £40 monthly

**Directions:** From our office in Kingsbridge turn down the one way system onto Duncombe Street. The property will be on your left.

**Viewings:** Very strictly by appointment only.

*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 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.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			