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7 CHURCH STEPS

KINGSBRIDGE



TQ7 1PZ



7 CHURCH STEPS

GROUND FLOOR

Entrance Hallway | Open-Plan Kitchen/Living/Dining Room | W/C

FIRST FLOOR

Shower Room | Bedroom 1 | Bedroom 2

EXTERNAL

Front And Rear Courtyard | Under Cover Parking for 1 Vehicle



“A well presented 2 bedroom property with parking space and walking distance to town centre ”...

Upon entering the property at 7 Church Steps, you'll be greeted by a welcoming hallway that seamlessly leads into the open-plan kitchen, living, and dining room. The kitchen has a modern design and comes equipped with a built-in oven complemented by a convenient gas hob. Ample floor and wall cupboards complete the kitchen, while a window overlooks the courtyard. From the kitchen, you'll have easy access to the garden. The courtyard itself is tiled and comes complete with a shed, offering practical storage solutions for your convenience. Within the living room area, you'll find a dedicated dining space. Built-in shelving adds a touch of character and functionality to the room. For added convenience, there is a well-appointed downstairs WC.

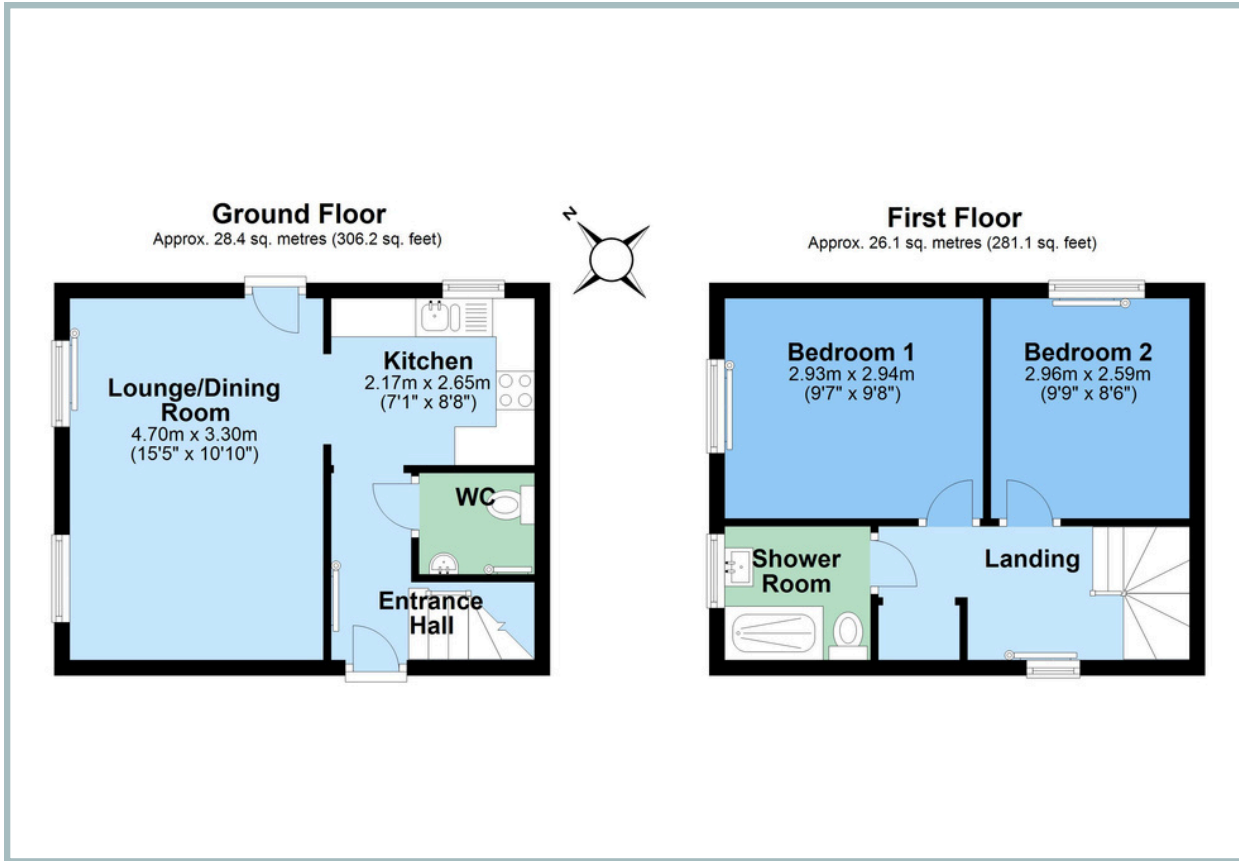
- Sun from dawn until dusk
- Under cover parking
- 2 spacious bedrooms with a modern shower room
- Country and town views
- Successful long term let

Heading upstairs, you'll discover two generously sized double bedrooms. The recently renovated shower room is a highlight of the property, featuring stylish grey tiles and a modern walk-in shower. Additionally, there's a practical cupboard on this level, currently housing a washing machine and tumble dryer.

This property's prime location strikes the perfect balance between proximity to the town center and tranquility. Moreover, the property includes the added benefit of covered parking for one vehicle.



TOTAL APPROXIMATE AREA: 54.6 SQ METRES 587.3 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

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

EPC: Current C (76) Potential B (90)

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: From our office turn left to walk back down Fore Street. As you reach Lidstones butchers, continue up the steps and down the passage to the end. The property is on your right.

What three words: ///random.optimally.slept

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles