

# Flat 1, 9 Fore Street



Kingsbridge • TQ7 1PG





Situated within the heart of the town centre, a recently refurbished and fully modernised first-floor apartment providing beautifully presented 2 bed-roomed accommodation.

A most conveniently located, Grade II listed two-bedroom first-floor apartment situated within the heart of Kingsbridge town centre. The property is immaculately presented having undergone a complete refurbishment and modernised program. On entering the property, via its own private front door, the hallway gives access into the sitting room and a beautifully appointed modern fitted kitchen. There are two bedrooms together with a fully fitted and recently installed shower room.

The town's amenities are immediately to hand which includes a short walk to the town square, quay, and promenade. There are a variety of independent shops close by, as well as the Library, Bus Station, Leisure Centre, Convenience Stores, Banks, and Schools. A public car park is located off Fore Street.

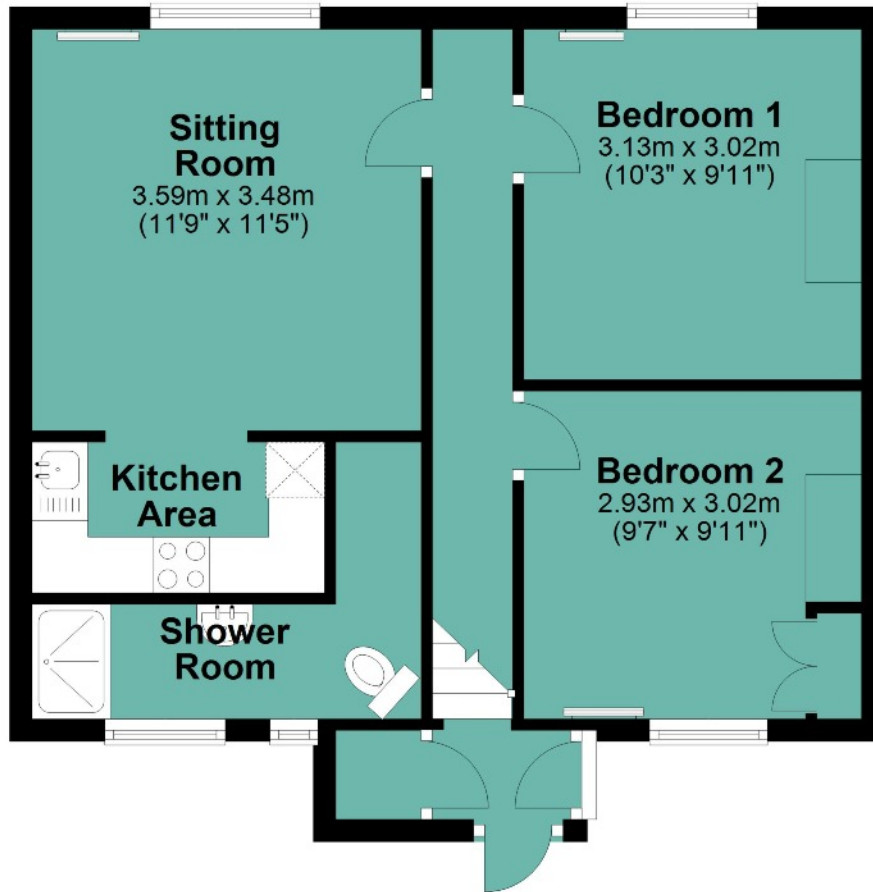
Within approximately quarter of a mile is a boat launching slipway giving access to the beautiful tidal waters of the Kingsbridge and Salcombe Estuary where moorings may be available for residents. Kingsbridge is bounded on three sides by a lovely coastline which is National Trust administered and provides many miles of clifftop walks between the rugged headlands and sandy coves and beaches. Regular bus services are from the nearby Town Square to Dartmouth, Salcombe, Plymouth, and Totnes the latter two having mainline railway stations.

The property is approached off the lower end of Fore Street located above Fresh Fades. The grey door to the left of the premises leads to the front door.



## First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



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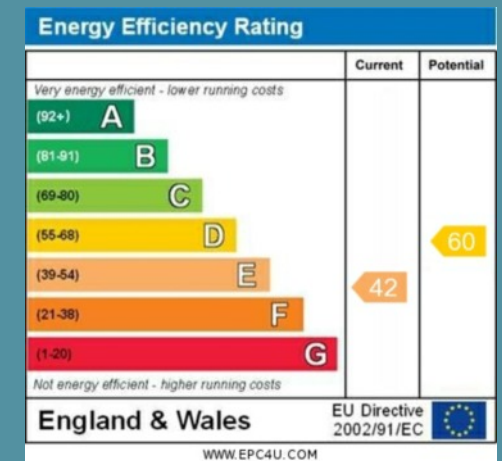
**Services:** Mains electricity,  
Water and Drainage

**Maintenance charges:** To be confirmed

**Tenure:** Leasehold

**Directions:** From the round about at  
The bottom of the town and by the  
Town Square, head up Fore Street and  
The property is located above Fresh  
Fades.

The grey door to the left of the  
premises leads to the front door.



### 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.