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22 CHURCH CLOSE

KINGSBRIDGE



TQ7 1BU



22 CHURCH CLOSE

GROUND FLOOR

Entrance Hallway | Kitchen | Open Plan Living/Dining Room

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2

EXTERNAL

Parking Space | Courtyard Garden



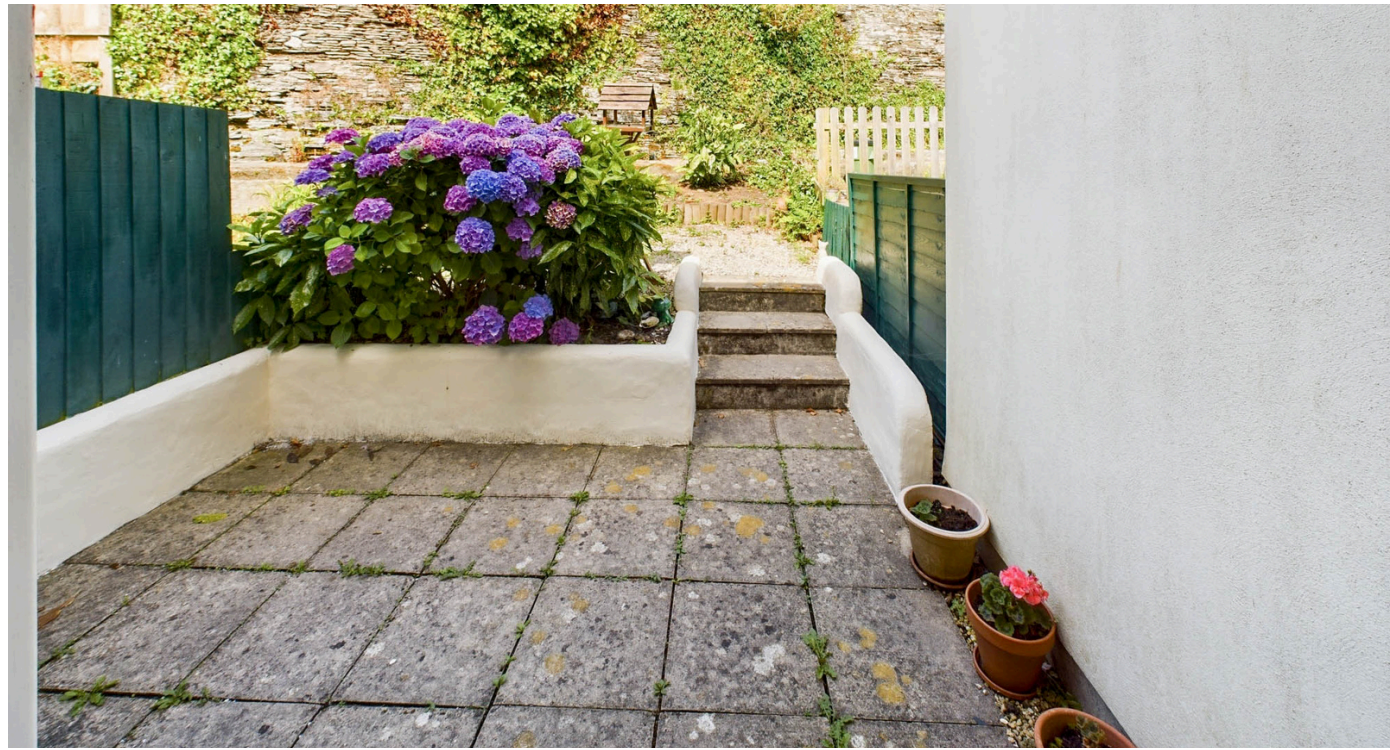
“A 2 bedroom property with parking in the heart of Kingsbridge”...

22 Church Close is a charming 2-bedroom terraced house in a convenient location in Kingsbridge, within level walking distance to the town centre. The property features a fitted kitchen, open plan living/dining room with doors leading to the rear garden, two bedrooms, a family bathroom with built-in storage cupboards, and access to the loft. It has been a successful long-term rental investment with a strong track record, making it ideal for those seeking an investment property.

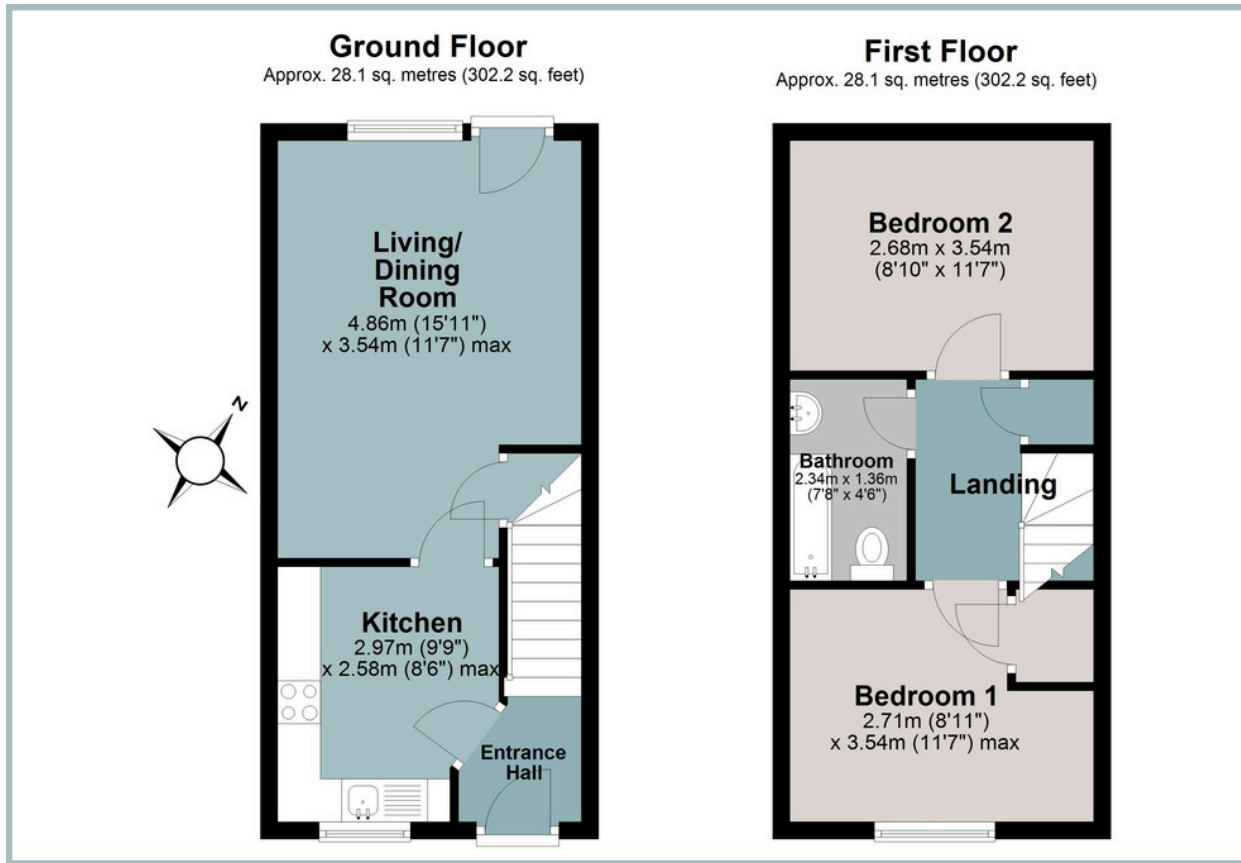
- Walking Distance Into The Town Centre.
- Courtyard Garden
- Parking Space Directly Outside Property
- Perfect As An Investment, Lock Up And Leave, Or Relocation
- Opportunity To Modernise
- Light And Spacious

Additionally, it's a great option for first-time homebuyers, those looking to downsize, or as a lock-up-and-leave property, catering to a variety of buyers. While the property is in good condition, the kitchen and bathroom would benefit from modernisation. The house includes one allocated parking space and access to visitor parking. The rear garden is lovely, and the quiet cul-de-sac fosters a great sense of community.

If you are considering purchasing the property as a long-term rental investment, our Lettings team, who are well-versed in the area and currently managing the property, would be delighted to discuss continuing the rental aspect with you.



TOTAL APPROXIMATE AREA: 56.1 SQ METRES 604.3 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.

Management Fee: Approx. £75 per annum

EPC: Current C (75) Potential B (89)

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: Heading down Church street, take the right hand turn into Church Close and you will find No:22 located in front of you to the left.

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