



2, Museum Court • Kingsbridge



As you step through the entrance of 2 Museum Court, a welcoming hallway ushers you into the heart of this property. The ground floor hosts a double bedroom adorned with built-in wardrobes, ensuring ample storage space.

Adjacent to the bedroom, a spacious shower room awaits. This thoughtfully designed space features a large cupboard, ideal for storing your essentials.

Ascending the stairs, the upper level of the property reveals a living room that truly embodies spaciousness and comfort. Sunlight streams through sliding doors, which open up to a Juliette balcony, creating a seamless connection between indoor and outdoor spaces. This is the perfect setting to unwind, entertain, or simply bask in the natural light.

The kitchen at 2 Museum Court features a tasteful blend of wall and floor cupboards, the kitchen offers an abundance of storage options. Equipped with a gas hob, built-in oven, and microwave.

A separate dining room beckons just beyond, providing versatility that goes beyond traditional living spaces. With built-in wardrobes, this room can easily transform into a second bedroom, catering to your evolving needs.



A well presented property within walking distance of local amenities.

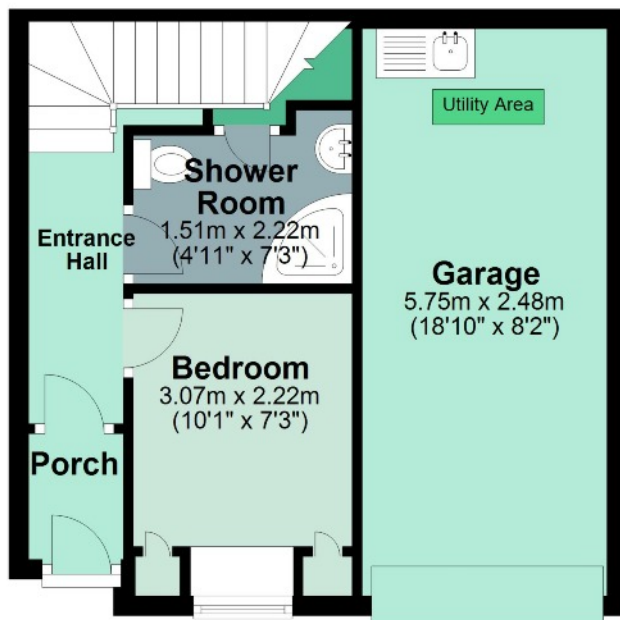
Fronting the property, a charming small patio area presents itself, inviting you to savor the outdoors in privacy. This quaint space is perfect for enjoying a morning cup of coffee or relaxing with a good book. Parking and a single garage provide the convenience and security that enhance your lifestyle.

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.



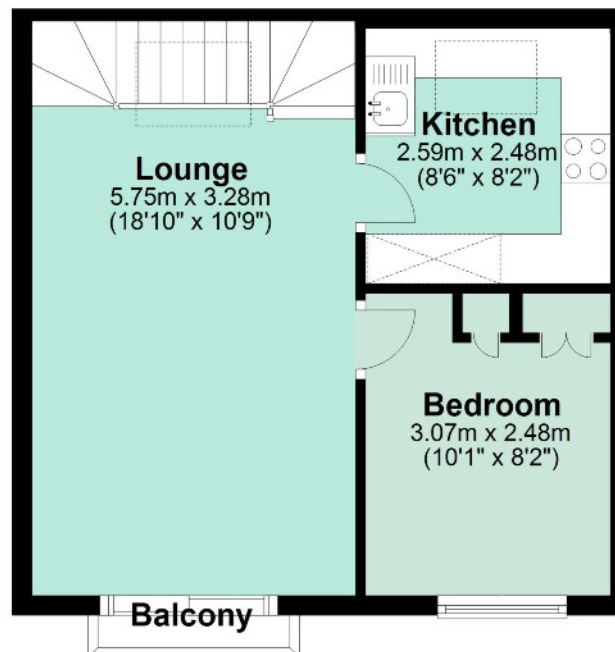
Ground Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)

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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

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

Directions: Drive to the top of Fore Street and the entrance to Museum Court is located through the second archway on the left hand side, just before Cookworthy Museum.

Viewing's: Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(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			