

7b Duncombe Street



Kingsbridge • TQ7 1LR



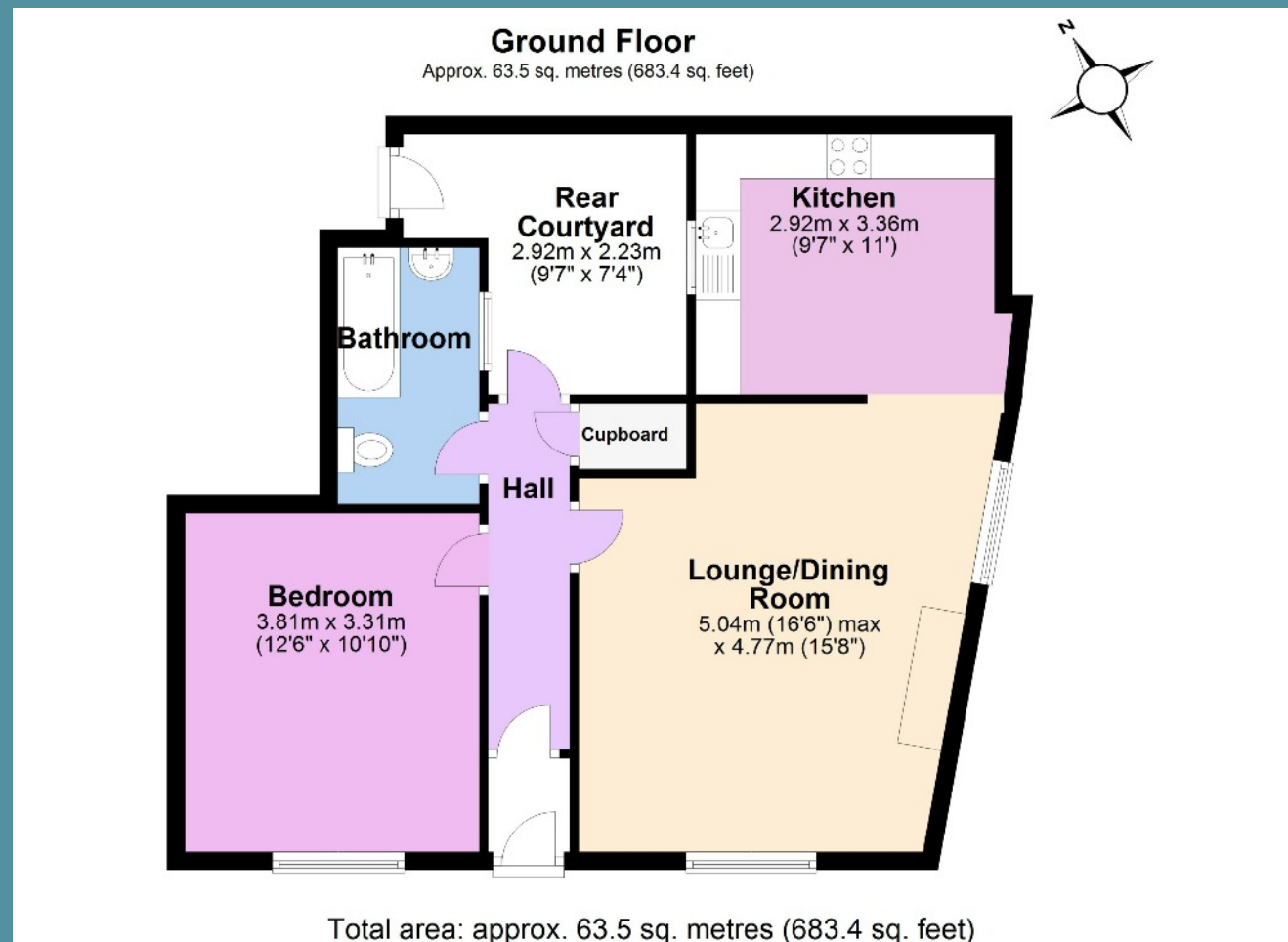


A beautifully presented and spacious ground floor apartment situated in the heart of Kingsbridge town center with a stunning walled garden. Forming one of just two apartments in the building this ground floor apartment is well worth the look. South facing and beautifully presented the property offers bright and spacious accommodation throughout. From the private entrance hall, doors lead into a wonderful open living/dining/kitchen area with a wide range of wall and base units. The bedroom is a good size and there is a well-appointed bathroom. The property benefits from double glazing and gas-fired central heating. In addition to a useful covered enclosed courtyard, there is a most wonderful walled garden and terrace area perfect for those that enjoy gardening and outdoor entertainment. The property makes for an excellent first time purchase, investment or otherwise.

The friendly market town of Kingsbridge provides an excellent range of amenities including; restaurants/pubs, two supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches. The town boasts an excellent primary school and a community college which was judged "outstanding" by Ofsted. Close by there are boat moorings, quays and slipways at the head of the estuary. The area has an abundance of sandy beaches providing wonderful coastal and countryside walks, while the popular sailing towns of Dartmouth and Salcombe are within easy reach.

The perfect spot for those who enjoy gardening and outdoor entertainment





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Services: Mains electricity, water, drainage and gas.

Tenure: 50/50 share of freehold.

Directions: At the top of Fore Street turn right onto Duncombe Street and number 7b will be found a few yards along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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		

DISCLAIMER

- 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.
- 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.
- 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.
- 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.
- Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
- 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.