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FLAT 2 DUKE HOUSE

KINGSBRIDGE • TQ7 1GB

FLAT 2 DUKE HOUSE

SECOND FLOOR

Entrance Hallway | Bedroom 1 with en-suite bathroom | Bedroom 2
W/C | Open-plan Kitchen/Dining/Living Room | Mezzanine level



“A light and spacious 2 bedroom apartment in the heart of Kingsbridge”...

Upon entering the property, you are greeted by a communal door that leads up a flight of stairs to the second-floor apartment.

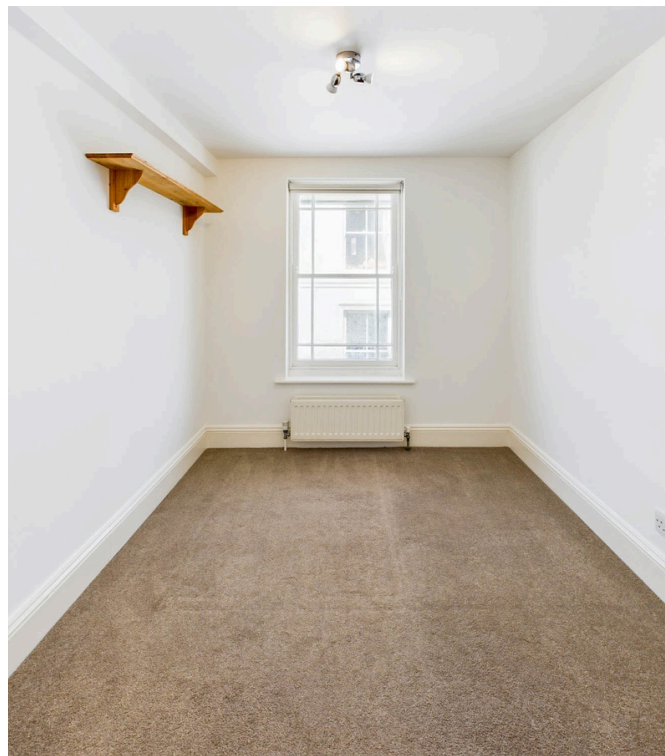
- Town centre location
- Light and spacious apartment
- 2 Bedrooms, 1 with en-suite
- Previously used as a long term let

Stepping inside, you find yourself in a spacious hallway that provides access to the various rooms within. The master bedroom, a comfortable double room featuring an en suite bathroom complete with a shower over the bath.

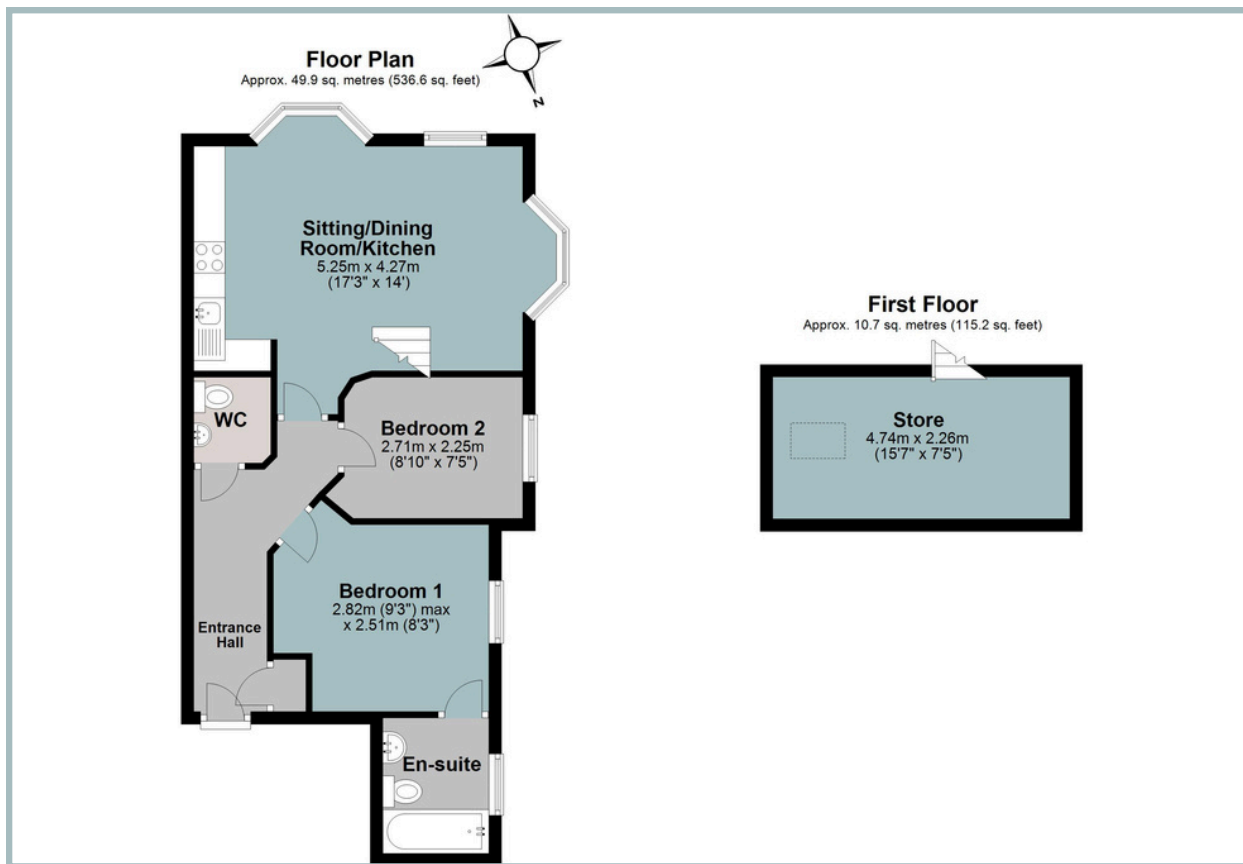
Adjacent to the master bedroom is the second bedroom, which is a versatile space that could serve as a single bedroom, a study, or even a dressing room depending on your needs. Moving further into the apartment, you enter the heart of the home—the open plan kitchen, dining, and living area. The kitchen boasts both wall-mounted and floor-level cupboards, offering ample storage space for your kitchen essentials. It is equipped to accommodate white goods and benefits from natural light streaming in through a Velux window above, complemented by three additional sash windows that illuminate the space.

A unique feature of this apartment is the mezzanine level accessed via a wooden ladder. This area presents an exciting opportunity to create additional living space, a cozy study, or a tranquil retreat—a flexible space that can be tailored to suit your lifestyle.

Duke House, where this apartment is located, comprises just two apartments and enjoys a prime central location within Kingsbridge's bustling town centre.



TOTAL APPROXIMATE AREA: 60.6 SQ METRES 651.8 SQ FT



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Tenure: Leasehold of 999 years from 30th July 1999

Council Tax Band: A

Local Authority: South Hams District Council

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

Service Fee: Approx. £139 per annum

Ground Rent: Approx. £100 per annum

EPC: D

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: The apartment is located at the bottom of Fore Street above the clothing store Habit.

Salcombe 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles