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39 CHURCH STREET

KINGSBRIDGE • TQ7 1BT



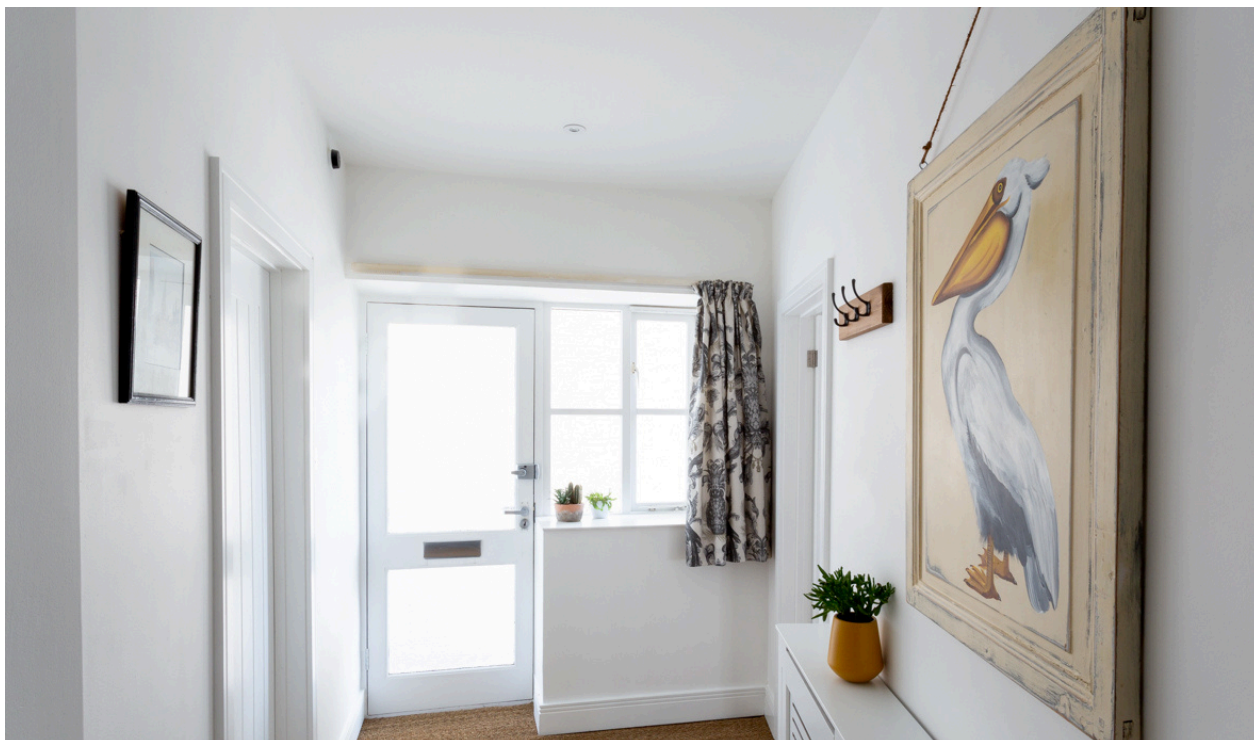
FLAT 2

GROUND FLOOR

Entrance Hallway | Lounge | Kitchen | Master Bedroom | Bedroom 2
| Shower Room

EXTERNAL

Allocated Parking Space



“A beautifully presented 2 bed apartment with a parking space”...

Flat 2 at 39 Church Street presents a beautifully crafted ground floor apartment featuring two bedrooms, situated conveniently in the heart of Kingsbridge. Enjoying proximity to the town centre, local amenities, the park, and the Kingsbridge Estuary, this residence offers both comfort and accessibility.

- Walking Distance Into The Town Centre
- Beautifully Presented
- Previously Utilised As A Holiday Let
- Benefit Of A Parking Space

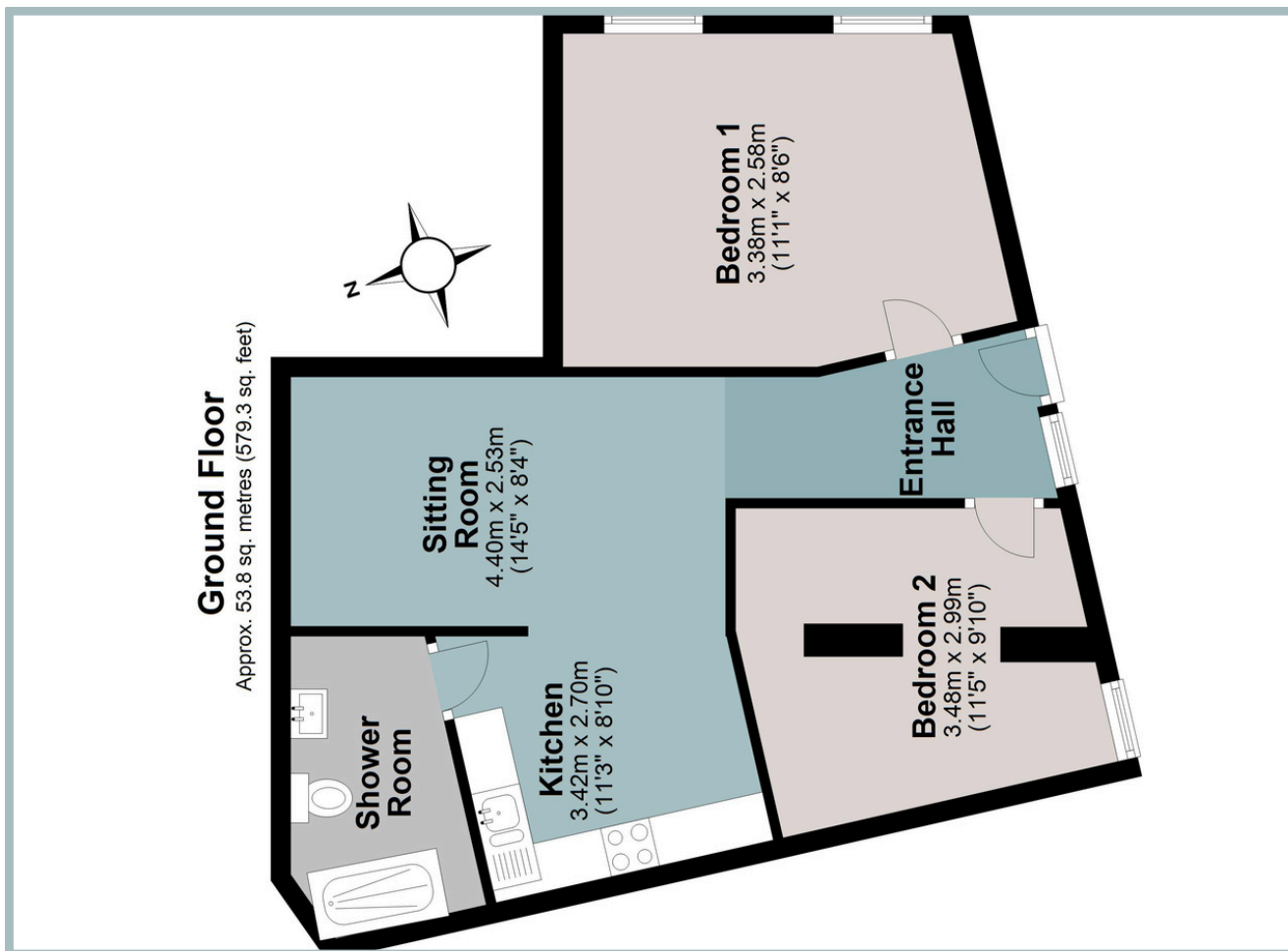
Upon entry, you are greeted by a spacious hallway leading into an open plan living, dining, and kitchen area. Designed for both relaxation and functionality, the kitchen area boasts fitted appliances and a Velux window, bathing the space in natural light. Additionally, a step-up enhances the aesthetic appeal while maintaining practicality. The apartment also includes a shower room, a generously sized master bedroom, a second bedroom, and internal and external storage cupboards.

Rare for apartments in this locale, the property features an allocated parking space behind the building.

Currently operating as a successful holiday let, this apartment holds great potential for first-time buyers, those seeking a lock-up and-leave property, or investors. For those considering continuing its use as a holiday let, there exists the opportunity for a turn key arrangement, facilitating a seamless transition and enabling you to jumpstart your investment journey.



TOTAL APPROXIMATE AREA: 53.8 SQ METRES 579.3 SQ FT



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Tenure: Leasehold of 999 years from 31st December 1999

Council Tax Band: A

Local Authority: South Hams District Council

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

Service Fee/Ground Rent: Approx. £60 per month

EPC: C

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: As you go down Church Street on the one way system, the apartment is located on the right hand side and will have 39 Church Street written on the entrance.

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