



CHI

THE HUDDLE
KINGSBRIDGE • TQ7 1BW



THE HUDDLE

GROUND FLOOR

Open Plan Kitchen/Dining Room | Shower Room | Utility Area

FIRST FLOOR

Bedroom 1

EXTERNAL

Gated Courtyard Area



“A quaint quirky cottage located in the centre of Kingsbridge ”...

A beautifully presented terraced cottage tucked along a quiet passageway from the main Fore Street in Kingsbridge. The property has been utilised as a successful long term let and has the benefit of having no restrictions.

- Privately secluded and set back from the road
- Walking distance to all amenities
- Quirky bedroom/living room space
- Perfect as a main residence, lock up and leave or investment
- No onward chain

The front door enters into a kitchen/breakfast room with integrated fridge, electric oven and induction hob. There is a utility area with plumbing for washing machine and a storage cupboard under the stairs. A sliding door reveals a shower room with WC and sink unit.

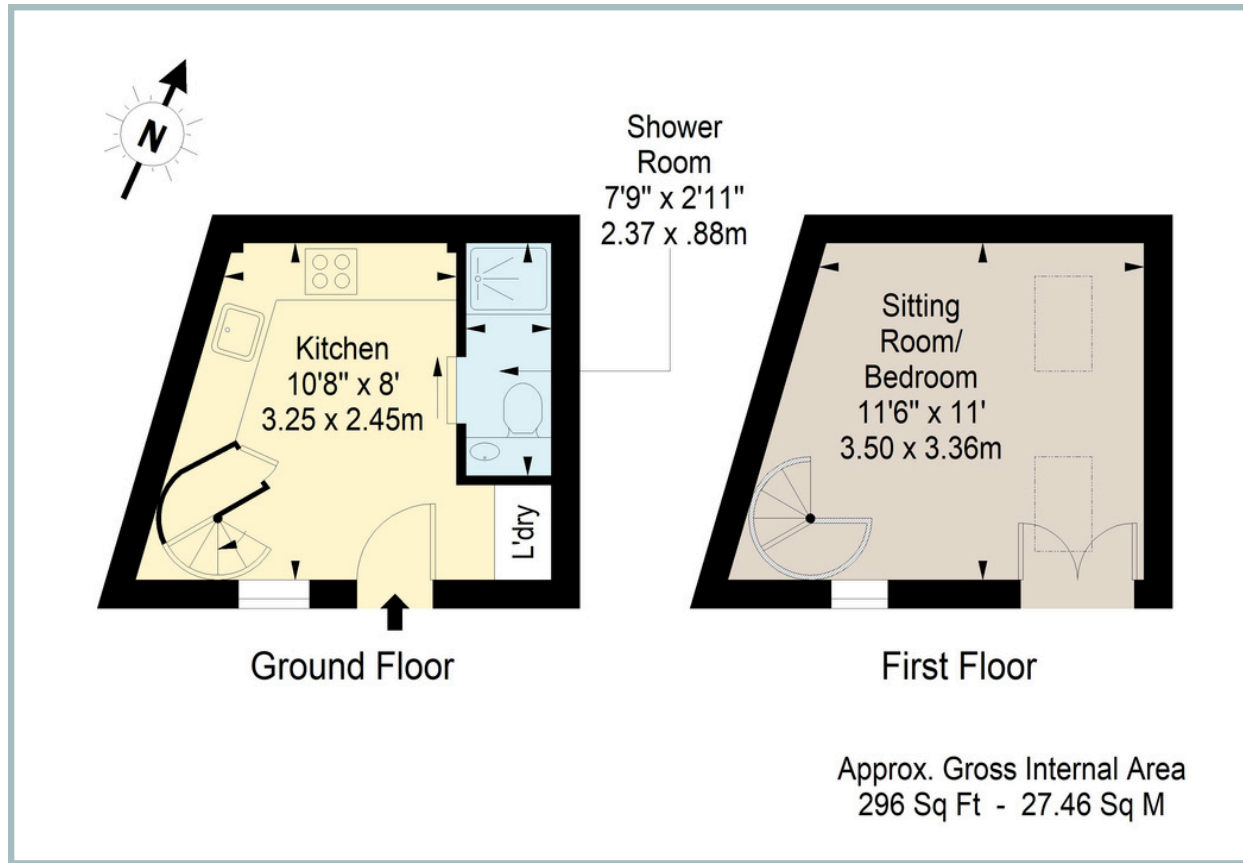
A metal spiral staircase leads up into a light and bright living/bedroom area with wooden flooring, vaulted ceiling with two skylights and French doors opening to a Juliet balcony. To maximize the space, you could use a sofa bed and incorporate pull-out drawers from the raised floor for storage. Alternatively, the pull-out section could be used to store a mattress for a bed. The floor also features two hatch storage compartments.

The property benefits from a gated courtyard area with space for a bistro set and plants in pots.

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TOTAL APPROXIMATE AREA: 296 SQ FT 27.46 SQ M



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Tenure: Freehold

Council Tax Band: A

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating

EPC: Current E (40) Potential A (95)

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 up Fore Street, just as the hill is about to level off, turn right in Wisteria Place, just after the For Your Eyes Only shop and opposite the cinema. The lane is narrow and quite concealed. Continue down the lane and the property is located straight at the end, behind the metal gate.

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