

Flat 3, 89 Fore Street



Kingsbridge • TQ7 1AB





Flat 3, is an exquisite first floor apartment forming part of 89 Fore Street, a Grade II listed building in the heart of Kingsbridge. The property exudes elegance with many original features and generous proportions, seamlessly combining modern living and timeless character.

On entering the property you are greeted by high ceilings and original skirting boards inviting you to the principal living space. To the left you will find the bathroom which is part tiled, white sanitary ware, vanity unit, beauty mirror and the benefit of under floor heating.

The hallway serves all the accommodation from which you find the kitchen/ living/ dining room which enjoys light from the double aspect westerly facing sash windows, in combination with the open plan layout and high ceilings makes the perfect space for entertaining. The kitchen has been equipped to the highest standards and comprises of white Quartz countertops, Karndean flooring, fully fitted units and branded integrated appliances which includes; fridge/ freezer, oven, induction hob with extractor oven, dishwasher and washing machine.

The combination of decorative cornicing, restored original marble fireplace and the modern fixtures creates an elegant yet stylish finish.



An opportunity to acquire a beautifully presented apartment with no restrictions.

The main bedroom shares the wonderful westerly aspects with views to St. Edmonds Church through the large original sash window and stunning original fireplace with marble surround. Bedroom 2 offers easterly views over the park and town and benefits from original cast iron fireplace and a sash window.

89 Fore Street is an extremely high-end renovation and a conversion of one of the most iconic buildings in Fore Street. The development has the advantage of being located at the top of the high street offering a level walk to many of the local shops and facilities.

There are no restrictions attached to the lease and therefore could offer the perfect opportunity to purchase as an investment property, lock up and leave or a magnificent primary residence.

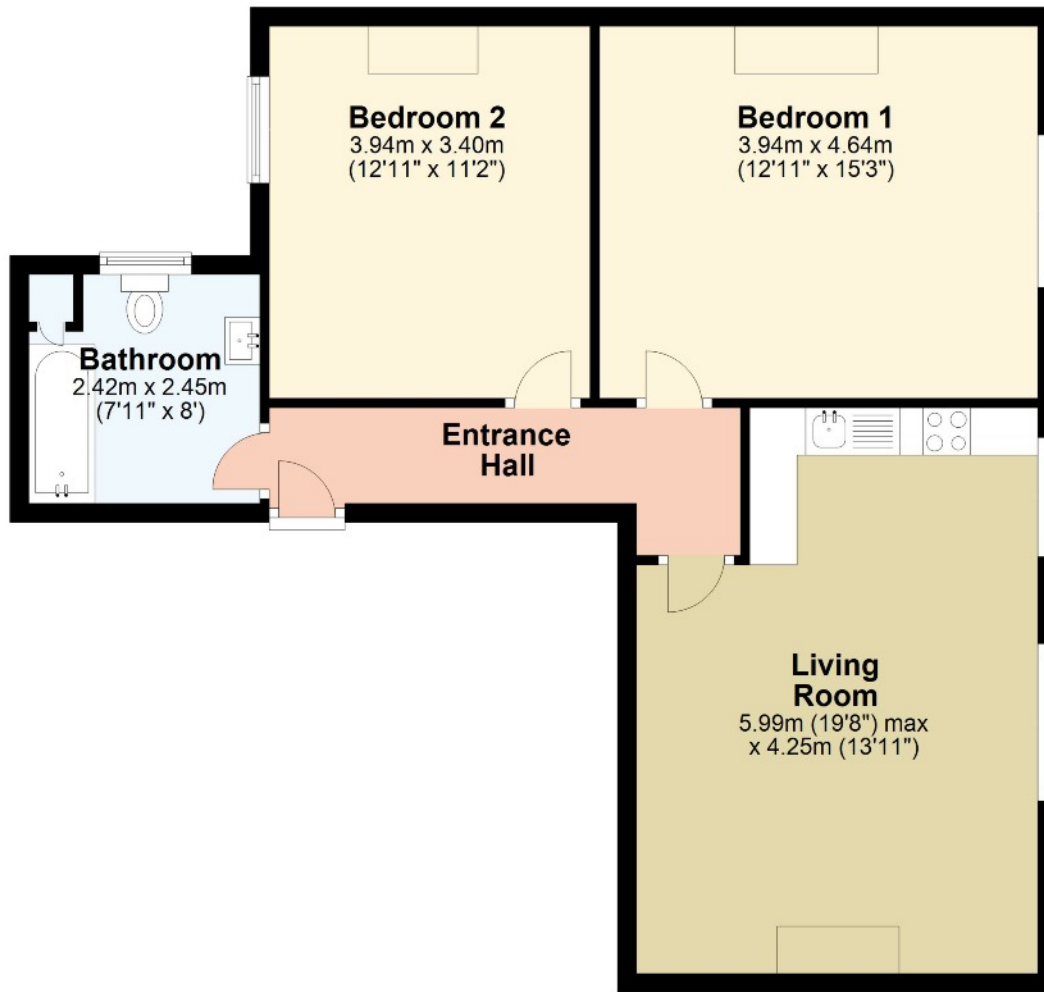
The apartment has one allocated parking space located at the rear of 89 Fore Street which is directly adjacent to the property.

The property is entered via shared access points which can be found directly off of Fore Street or from the parking area.



Ground Floor

Approx. 68.4 sq. metres (735.9 sq. feet)



Total area: approx. 68.4 sq. metres (735.9 sq. feet)

Tenure: Leasehold Term of 999 years starting from 2022.

Council Tax Band: TBC

Local Authority:
South Hams District Council

Services: Mains water, electricity and gas.

Service Fee: Approx. £1,025.00

Viewing's: Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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	
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