



7 Kellands Row • Kingsbridge



Introducing 7 Kellands Row, a charming property that welcomes you with its cozy living room as you step inside. The living room boasts an exposed stone wall, adding a touch of character to the space.

Continuing your exploration, you'll find the well-appointed kitchen, complete with convenient wall and floor cupboards. The kitchen also has space for a freestanding oven and a freestanding fridge/freezer. A back door from the kitchen opens up to the alley which leads to the garden.

Outside, the garden presents a tranquil retreat, laid to lawn. While the property itself doesn't include parking, rest assured that parking options are conveniently available nearby, ensuring that your commuting needs are met.



An opportunity to own a charming 2 bedroom cottage in Kingsbridge.

Ascending the stairs, the upper floor reveals the master bedroom, generously sized and ready to become your personal haven. Adjacent is the bathroom, featuring an electric shower over the bath, along with handy storage cupboards. A second single room awaits, offering versatility in its use. This room comes with a unique feature – sliding doors that open out to the garden, creating a seamless transition between indoor living and outdoor relaxation.

In summary, 7 Kellands Row presents a delightful living experience with its tasteful living room, well-equipped kitchen, comfortable bedrooms, and a garden that invites you to unwind. This property is a true gem, offering a blend of comfort and convenience in a charming setting.



The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.



Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

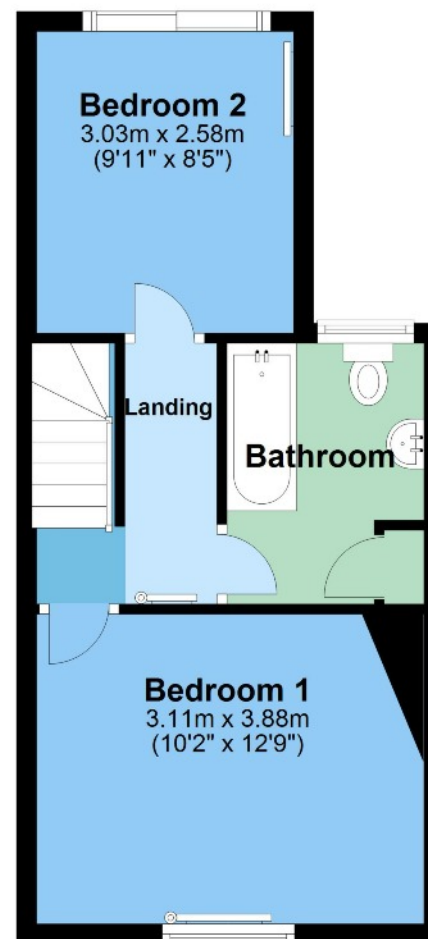
Services: Main electricity, water and drainage. Gas central heating.

Directions: From our office Head north on Fore Street towards Albion Court & Albion Gardens, Turn right onto Duncombe Street, the destination will be on your right.

Viewing's: Very strictly by appointment only.

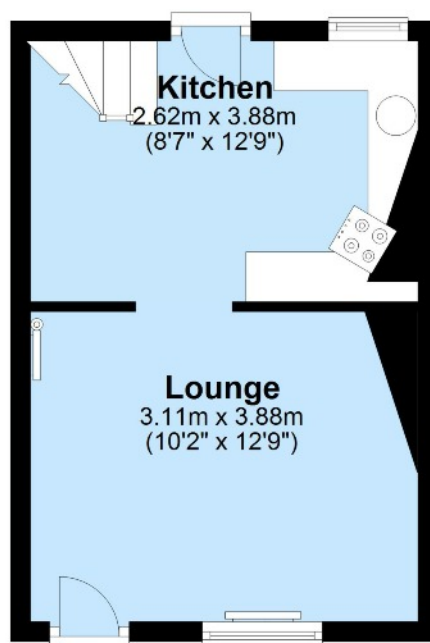
First Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



Ground Floor

Approx. 22.6 sq. metres (243.4 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(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			