



90 Church Street



**STAGS**



# 90 Church Street

Kingsbridge, TQ7 1DD

Salcombe 6 miles. Totnes Mainline Station 13 miles. Nearest shops in under 500 metres

A three bedroom, terraced cottage, refurbished throughout to a high specification with garden and parking space, within a short stroll to the estuary and towns amenities.

- Just A Short Stroll To The Estuary And Amenities
- Open Plan Lounge/Diner with Wood Burning Stove
- Modern Fitted Kitchen with Lantern Ceiling Window
- Three Bedrooms
- Rear Garden
- Family Bathroom And En Suite W.C
- Refurbished Period Cottage
- Freehold - Council Tax Band B

## Guide Price £295,000

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. Salcombe, Totnes and Dartmouth are all within easy reach.

This chain free, period property has been fully refurbished throughout and is conveniently located on a one-way residential street within a few minutes walk to independent shops, cafes & restaurants of Kingsbridge. The property comprises; a convenient entrance porch which leads into the generous lounge/diner with a wood burning stove, doors lead into the modern fitted kitchen which has an abundance of natural light from the lantern ceiling window and the separate utility room. Stairs rise to the first floor providing access to two bedrooms and a family bathroom, a further staircase leads up to a further bedroom with En-suite W.C. External benefits include a private rear garden and parking space.

Mains drainage, gas, electric & water. Water is on a meter. Based on the latest data to Ofcom Superfast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property.







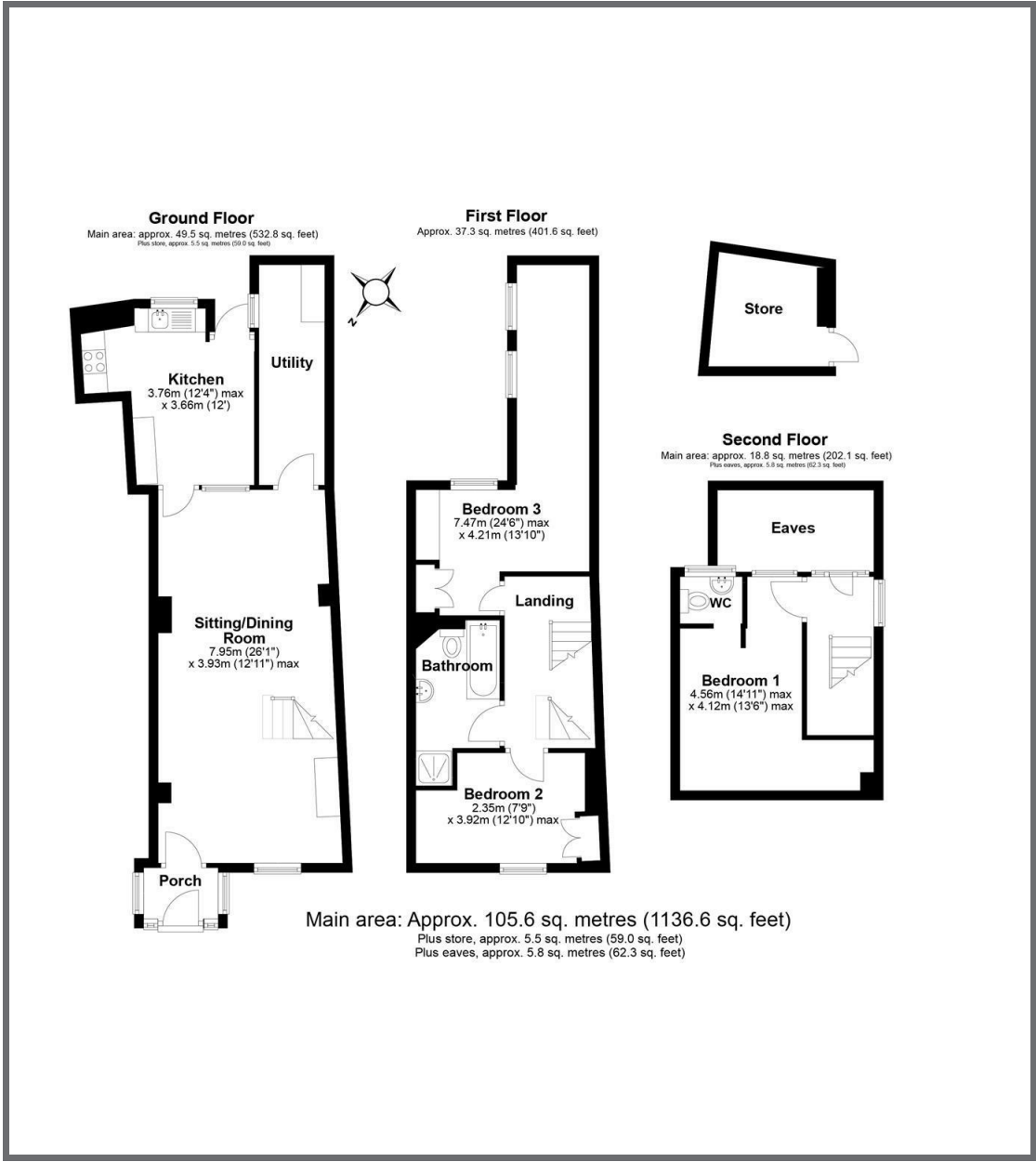


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         | <b>77</b> <b>81</b>                                                                                         |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

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