

£120,000

FOR SALE



1 Bedroom Flat - Kingsbridge

- ❖ First Floor apartment
- ❖ Spacious Sitting Room
- ❖ Fitted Kitchen with Integrated Appliances
- ❖ Grade II Listed Building
- ❖ Large Shower Room
- ❖ No Onward Chain
- ❖ Perfect First Home or Investment
- ❖ Council Tax Band A
- ❖ Close to All Amenities



Flat 1, 33 Fore Street, Kingsbridge



Property Summary:

Situated in the heart of Kingsbridge on Fore Street, this well-proportioned one-bedroom first-floor apartment offers surprisingly spacious accommodation within an attractive Grade II listed building.

About the Area:

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'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

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The Property:

The property is accessed via a communal entrance serving just three apartments and benefits from a secure door-entry system. The accommodation comprises a welcoming kitchen fitted with a range of units incorporating an integrated dishwasher, washing machine, microwave oven, induction hob and fridge. A charming window seat overlooking Fore Street provides the perfect spot to sit and watch the town go by, whilst a large walk-in storage cupboard offers excellent additional storage.

The sitting room is a particularly comfortable and inviting space, enjoying a cosy atmosphere with an electric fire and a useful built-in desk area, ideal for those working from home. The current owner is willing to include a selection of furniture, subject to negotiation.

The generous double bedroom benefits from extensive built-in storage, including a large fitted wardrobe together with additional cupboard units, providing ample space for clothing and personal belongings.

A standout feature of the apartment is the exceptionally spacious bathroom, fitted with a large walk-in shower, wash hand basin and WC, together with a useful cupboard housing the gas-fired central heating boiler.

The property benefits from gas central heating and enjoys a highly convenient position within easy walking distance of Kingsbridge's shops, restaurants, cafés and waterfront.

Further Information & Services:

Tenure: Leasehold. Ground Rent: £150 per annum. 199 year lease from 2014 with 186 years remaining. Managed by LJI Property Management. The cost of any repairs would be paid from the management account with funds collected from the service charges. If there are insufficient funds held then a cash call would be required and would be collected from each of the 3 flats and ground floor retail with the amount divided by a fair and reasonable proportion.

Services: Mains water, sewerage, gas and electric.

EPC Rating:

Council Tax: Band A

Construction Type: Standard brick wall construction. The roof is tiled. Grade II Listed building with timber framed windows.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom). Internet is not currently connected.

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Situated above/adjacent to commercial premises: Property is located above Rhool, a homeware and interiors store.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

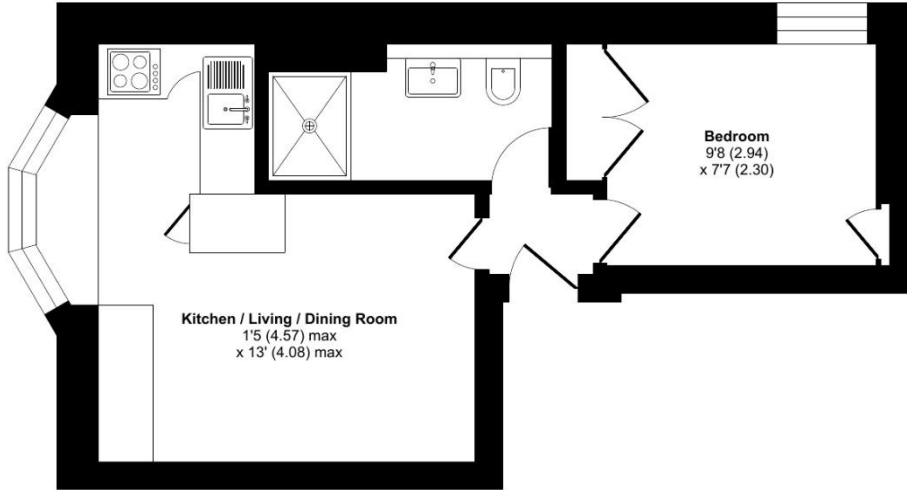
Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

33 Fore Street, Kingsbridge, TQ7

Approximate Area = 335 sq ft / 31.1 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1467802



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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