



Albion Gardens, Kingsbridge
Kingsbridge

£199,950

The Property:

Located in the popular Albion Court complex at the top of Fore Street, 4 Albion Gardens is ideally situated for the amenities and the schools.

Step through the UPVC front door with stairs to the first floor, where you'll find a bright and spacious entrance hallway. To the left, the open-plan lounge and dining room—connected by an archway—create a welcoming space perfect for entertaining. With ample room for a full dining set and a spacious seating area, this room is light and bright and boasts views over the town.

Opposite, the well-equipped kitchen offers plenty of wall and base units, along with designated spaces for a fridge and washing machine. A built-in electric oven with an extractor, a sink with drainer beneath the window, and room for a small breakfast table complete this practical yet inviting space.

Also on this level, you'll find a generously sized double bedroom with built-in storage, as well as the family bathroom featuring a bath with an overhead shower, WC, and basin, plus an obscured window for privacy.

Second Floor:

Upstairs, there are two additional double bedrooms, each featuring Velux windows that fill the rooms with natural light and built-in storage for added convenience.

A large storage area on this floor provides even more practicality, making this home as functional as it is cosy.

Outside:

Albion Court has communal gardens with washing lines for all residents. 4 Albion Gardens comes with it's own allocated parking space right outside the front door for added convenience.





Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Location:

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.

Further Information & Services:

Tenure: Leasehold

Leasehold Information: 189 years from 1990 with 154 years remaining. Ground rent £50 per annum and service charge of £1600 per annum.

Services: Mains electricity and water. Gas central heating.

Broadband Speeds: Ultrafast Broadband available with speeds up to 1600Mbps (Openreach)

EPC Rating: C

Council Tax: Band C

This property is made of standard construction.





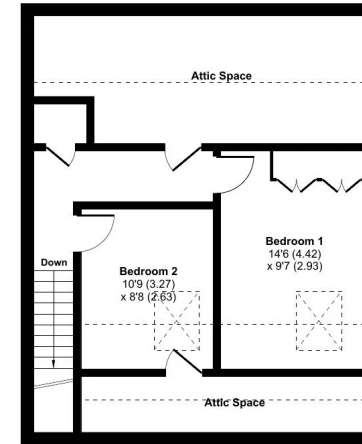
Albion Gardens, Kingsbridge, TQ7

Approximate Area = 1078 sq ft / 100.1 sq m

Limited Use Area(s) = 236 sq ft / 21.9 sq m

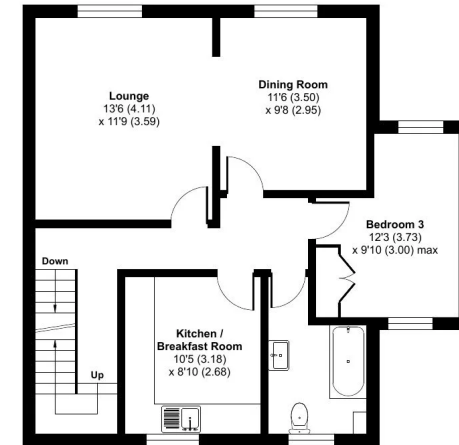
Total = 1314 sq ft / 122 sq m

For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1248403



Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

<https://www.kingsbridgeestateagents.co.uk/>

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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.