

£360,000

FOR SALE



2 Bedroom Apartment - Kingsbridge

- ❖ 2 bedroom ground floor apartment
- ❖ Town Centre Location
- ❖ Stunning Estuary Views
- ❖ No Onward Chain
- ❖ Private Parking for 1 Car
- ❖ Bright & Spacious Living Room with Views
- ❖ Level Walk to Amenities
- ❖ Council Tax Band C
- ❖ Vacant Possession
- ❖ EPC Rating D



5 Waterside, The Promenade, Kingsbridge



Property Summary:

Offered with **No Onward Chain** and **Vacant Possession**, this waterside apartment is located close to amenities, the park and the estuary making it a perfect home for keen water enthusiasts, a young family or a couple looking for a place to enjoy the views. Early viewing is highly recommended to avoid disappointment.

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.

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The Property:

Situated on the ground floor in a sought-after location in Kingsbridge, 5 Waterside combines accessibility with picturesque estuary views. This property is ideally located within a level walk of the town centre and local amenities and the property can be accessed without using steps making it an ideal home for someone who has mobility challenges.

The apartment offers well-proportioned living spaces, starting with a spacious and bright entrance hallway that provides access to all rooms.

The large living room is an inviting and airy space, boasting a large window to showcase the stunning estuary views. There is also room for a dining table, making it a versatile space for entertaining or relaxing. A door leads to the patio and allows for a separate entrance to the property from the parking area.

The kitchen is well-equipped with ample wall and base units, space for a washing machine and fridge-freezer, an electric oven with extractor and a sink positioned under the window. There is a handy additional lowered worktop which is perfect as a breakfast seating area.

There are two double bedrooms: one with built-in wardrobes, and another accessed from the lounge that enjoys lovely views of the gardens and estuary.

The bathroom is a generous size, featuring a walk-in shower, WC, and basin with built-in storage.

Externally, the property benefits from private parking for one car, along with a useful outdoor storage shed.

There are well-kept communal gardens that add to the appeal for this property.

Offered with no onward chain, 5 Waterside is an ideal choice for those looking to downsize, a perfect long-term rental, or for a convenient lock-up-and-leave home in a prime waterside setting.

Further Information & Services:

Tenure: Leasehold.

Lease Information: 199 years from September 1998 with 172 years remaining. Annual service charge of £1900.

Services: Mains water, mains electric, electric heating.

Broadband & Mobile Network: - Superfast up to 80Mbps and some network availability (Ofcom)

Council Tax: Band C

EPC Rating: Band D

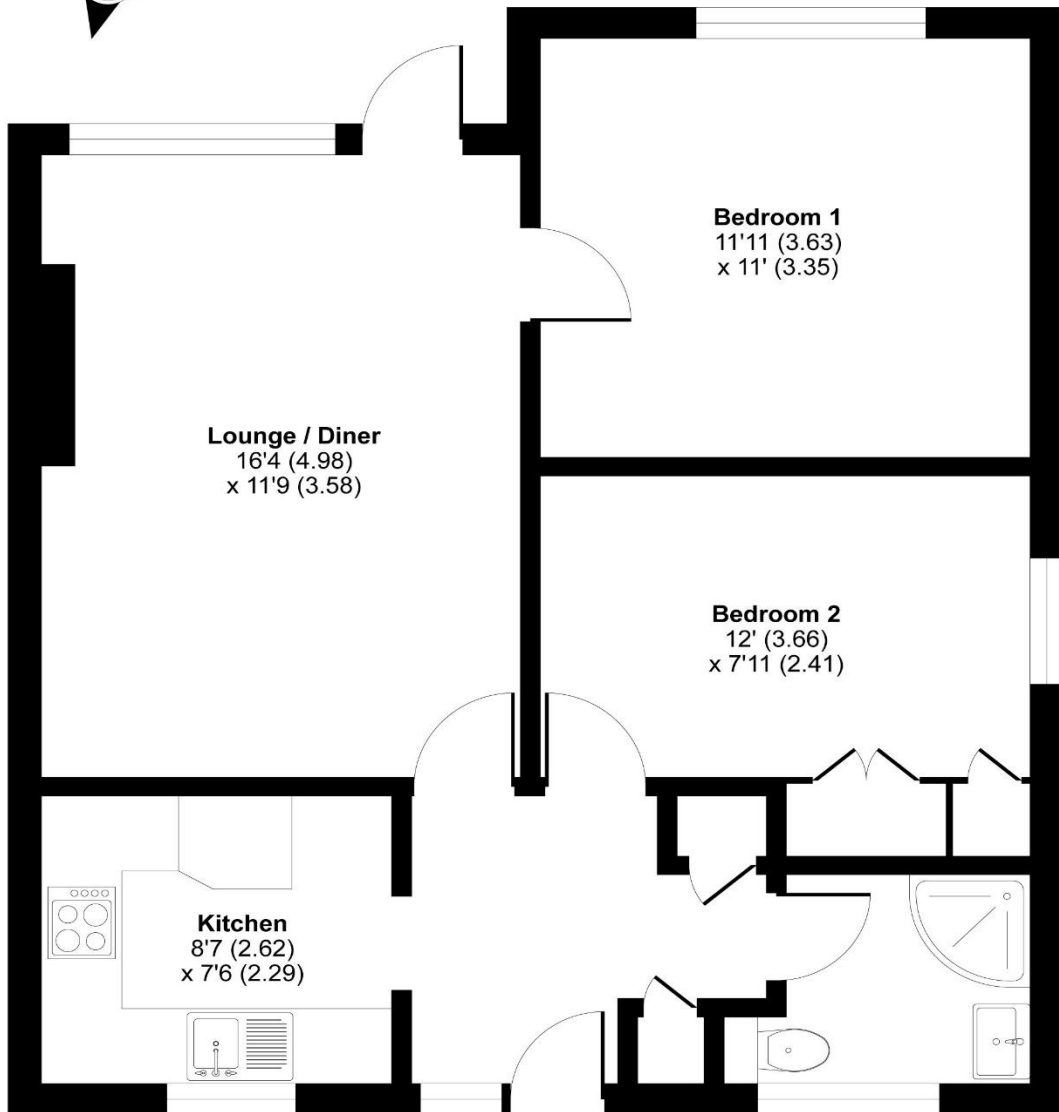
The property is of standard construction.

Disclaimer:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Waterside, The Promenade, Kingsbridge, TQ7

Approximate Area = 626 sq ft / 58.1 sq m
For identification only - Not to scale



GROUND FLOOR



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: 1239467



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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