

£189,950

FOR SALE



2 Bedroom Apartment - Kingsbridge

- ❖ 2 bedroom apartment
- ❖ Beautifully presented
- ❖ Stunning Views
- ❖ Two Bathrooms
- ❖ Town Centre Location
- ❖ No Onward Chain
- ❖ Private Parking
- ❖ EPC Rating C
- ❖ Council Tax Band B



63 Scholars Walk, Kingsbridge



Property Summary:

A beautifully presented 2 bedroom first floor apartment in Scholars Walk with stunning views across the town of Kingsbridge. This property benefits from parking, 2 double bedrooms and no onward chain.

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:

63 Scholars Walk is a lovely two bedroom first-floor apartment situated at the top of the estate meaning it has its own parking area and entrance and benefits from its elevation by having wonderful town and countryside views. The property comprises:

Enter the property into a welcoming entrance hall with doors to all rooms as well as a handy large storage cupboard with plenty of room for shelving.

The reception room is immediately to the right and is a warm and cosy room with space for sofas as well as a small dining table. The double aspect windows let in plenty of natural light making the room light and bright, and the views from both windows look across Kingsbridge and the countryside beyond.

The kitchen is next door and is well-equipped with cream base and wall units, an electric oven with electric hob and extractor over and an integrated dishwasher. The sink sits beneath the window so you can enjoy views when washing up and there is space for a fridge freezer as well as space and plumbing for a washing machine. A built-in cupboard houses the boiler and provides additional storage.

The main bedroom is a good-sized double room with floor-to-ceiling built-in wardrobes and benefits from an en-suite shower room, complete with enclosed shower, WC and basin.

The second bedroom is a small double with built-in cupboard and the double aspect windows show off the views and make the room bright and airy.

The Family Bathroom has a bath with shower over, WC and basin. The towel warmer in here, as well as in the en-suite, can work off the central heating or independently if required allowing for warm towels all year round.

The communal hall leading to the property is well-kept and secure and the property has an intercom entry system.

There is parking allocated for 1 car within a small private car park and the properties within this block also benefit from 2 visitor parking spaces dedicated only to this building.

The vendor will consider offers on the furnishings also meaning it could be ready to move into immediately.

Further Information & Services:

Tenure: Leasehold

Lease Information: 155 years with 132 years remaining (as from 01/01/25). Annual Ground rent: £347.52. Annual Service Charge: £1729.76. Both charges are split to be paid in 2 installments each year.

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band B

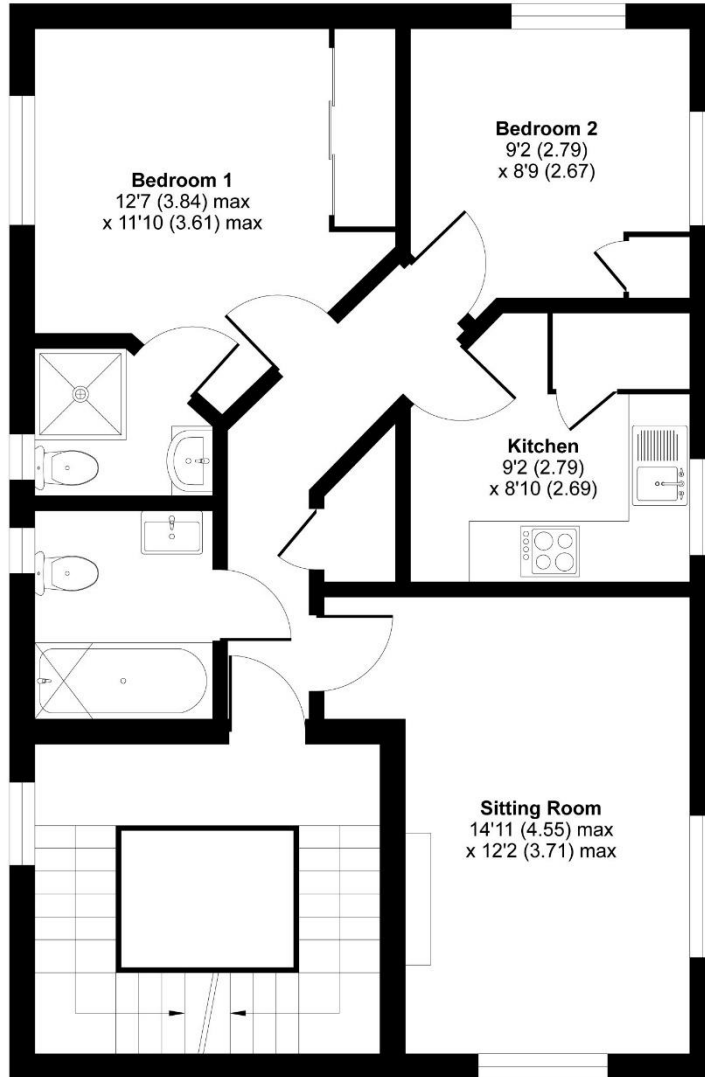
EPC Rating: Band C

The property is of standard construction.

Scholars Walk, Kingsbridge, TQ7

Approximate Area = 590 sq ft / 54.8 sq m (excludes staircase)

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). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1205856



	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

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