

Church Street, Kingsbridge

Kingsbridge

£225,000

The Property:

Situated on Church Street, within easy reach of Kingsbridge town centre, Pebble Cottage is a charming and beautifully presented two-bedroom home, combining character features with stylish, contemporary finishes. Currently enjoyed as a family holiday retreat, the property would make an ideal first home, coastal getaway or convenient lock-up-and-leave.

The front door opens directly into a welcoming open-plan living, dining and kitchen space, thoughtfully arranged to make the most of the available room. At its heart is a central chimney breast housing a wood-burning stove, creating an attractive focal point and a cosy atmosphere during the cooler months. Contemporary flooring runs throughout the ground floor, providing a seamless finish, while there is ample space for both comfortable lounge furniture and a dining table.

The kitchen is neatly arranged with attractive blue cabinetry, wooden worktops and a sink positioned beneath the window overlooking the courtyard. It is fitted with an electric oven, hob and extractor, together with space for a washing machine. A door leads directly outside to the enclosed courtyard garden.

Upstairs, the accommodation comprises two bedrooms and a stylish family bathroom. The principal bedroom is a comfortable double, while the second bedroom is currently arranged with bunk beds but offers flexibility as a single bedroom, children's room or potentially a smaller double. Both bedrooms feature painted wooden floorboards, adding to the cottage's character.

The bathroom has been tastefully finished with contemporary fittings, including a bath with shower over, wash basin, WC and heated towel rail, complemented by attractive tiling and painted panelling.

Outside, the enclosed courtyard garden provides a private, low-maintenance space for outdoor dining and relaxing. Bordered by characterful stone walls, it offers a lovely setting for a morning coffee or summer evening meal. A small outhouse provides useful additional storage.













Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Lovingly maintained and thoughtfully presented, Pebble Cottage offers an appealing blend of character, comfort and low-maintenance living. Its position within easy reach of Kingsbridge town centre, together with access to the wider South Hams and coast, makes it equally suited to those looking for a permanent home, first purchase or South Devon retreat.

Offered for sale with no onward chain.

The Location:

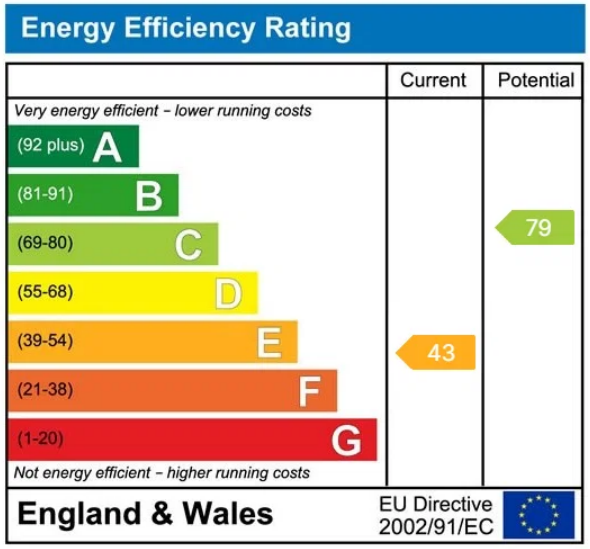
The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

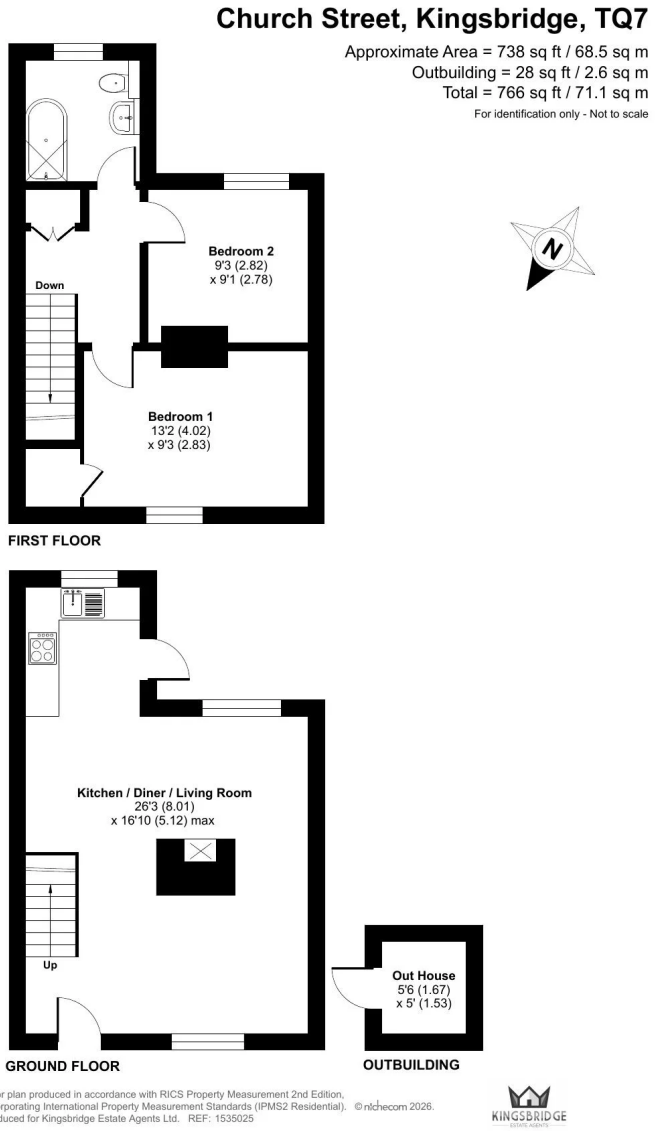
Further Information & Services:

Tenure: Freehold
Services: Mains water, sewerage, gas and electric. Electric heating and woodburning stove.
EPC Rating: E
Council Tax: Band C
Construction Type: Standard stone wall construction. The roof is tiled.
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)
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: Building works currently taking place for new estate on West Alvington Hill.

Viewings strictly by appointment only with Kingsbridge Estate Agents.







Kingsbridge - Sales

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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.