

jean
goodman

Jean Goodman Ltd



Saffron Court, Kingsbridge

Price £168,000 Leasehold

A two bedroom purpose built first floor apartment with communal gardens and garage within walking distance of Kingsbridge town centre. Accommodation which is located on the first floor of a well maintained building comprises an entrance hall, living room open to the kitchen, a very generous double bedroom and a large single bedroom and a bathroom.

The popular market town of Kingsbridge is situated at the head of the Kingsbridge Estuary and has a good range of independent shops, two supermarkets, restaurants, pubs, a cinema, leisure centre with pool, medical centre, local hospital, library, excellent schools and churches of most denominations. The estuary is popular with boat owners and offers moorings, slipways and direct access by water to the sea. The neighbouring coastal towns of Dartmouth and Salcombe are within easy reach, as are the many beautiful beaches of the South Devon coast.

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From the first floor landing, the front door leads into the

Entrance Hall

With a large built in cloaks cupboard, linen cupboard, access to the loft, electric storage heater and doors to other rooms.

Living Room

A bright room with window to the side allowing far reaching views, TV point, electric storage heater and a wide opening to the

Kitchen

Also with a window to the side aspect, the kitchen has laminate flooring and is fitted with a matching range of wall and floor units with timber effect work surfaces, spaces for electric cooker, washing machine and fridge freezer.

Bedroom One

A generous double bedroom with window to the rear aspect, TV point and electric panel heater.

Bedroom Two

A good sized single bedroom with window to the rear aspect.

Bathroom

A partly tiled bathroom with panel bath with Mira electric shower over and glass shower screen, pedestal wash hand basin, WC, wall mounted mirrored cabinet and extractor fan.

Garage

The garage with parking space in front is fitted with a cantilever door and situated in a block only a few yards away.

Outside

The property is set in well maintained gardens with shrub beds, trees and lawns. Picnic benches are available from which panoramic views across the town to countryside beyond can be enjoyed.



Services

Mains water, drainage and electricity.

Council Tax

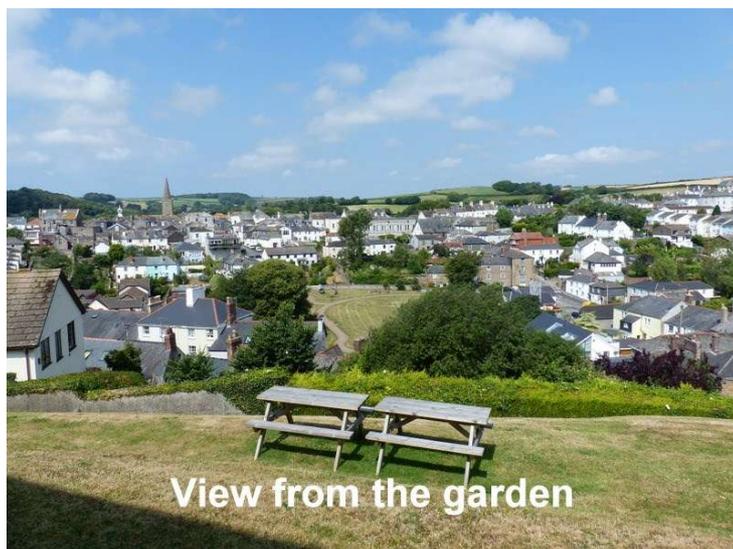
Council Tax Band B (South Hams District Council)

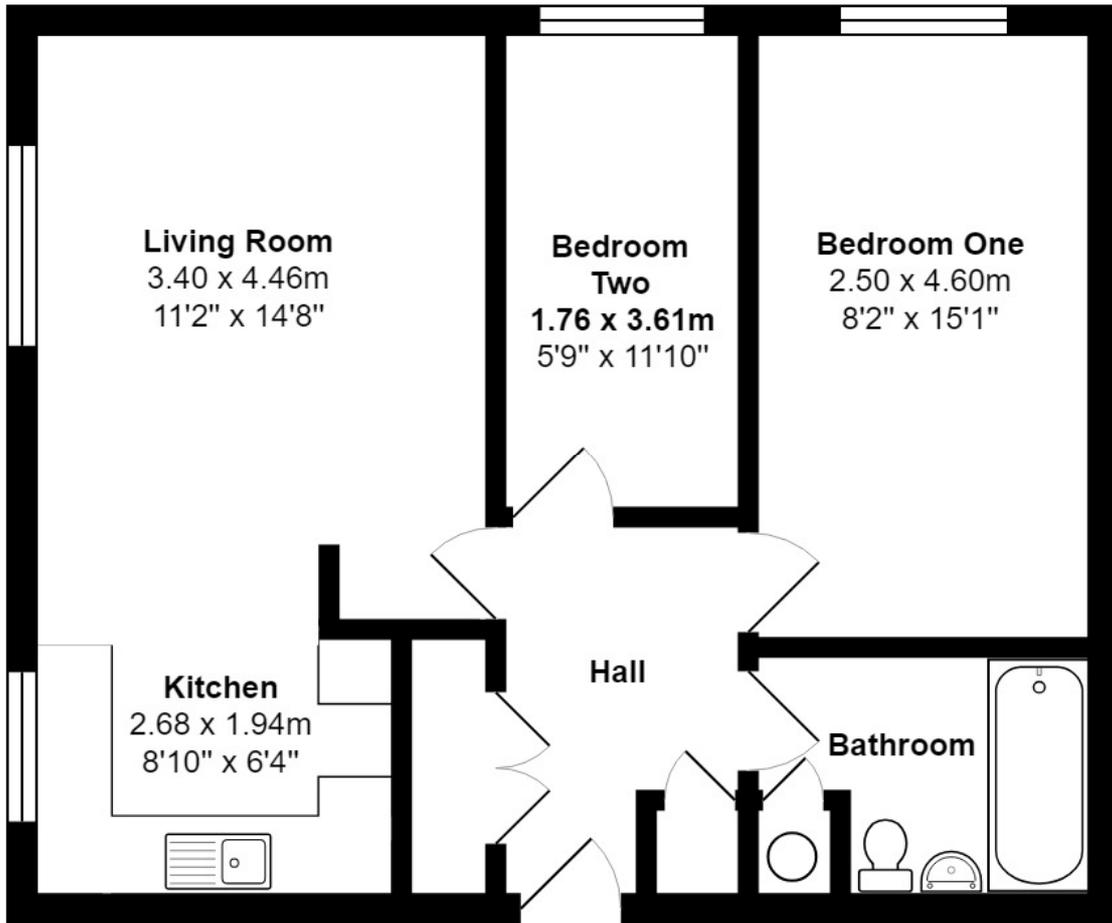
Energy Rating

EPC Band D

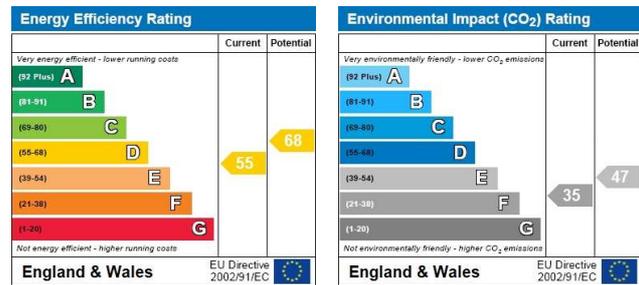
Tenure

This property is for sale with 97 years lease remaining. A monthly charge, currently £75, covers building and ground maintenance, building insurance and a sinking fund. The property is managed by a company formed by the residents.





Total Area: 52.3 m² ... 563 ft²



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.