



Retreat Close, Kingsbridge, TQ7 1EH

CHRISTOPHER'S  
— SOUTH HAMS —





## Retreat Close, Kingsbridge, TQ7 1EH

Christopher's South Hams are pleased to market this superb one bedroom ground floor apartment close to the town's amenities. Taking in some views over the communal grounds, this apartment offers a spacious sitting room with an electric fire and separate kitchen. The shower room offers a double walk-in shower and the bedroom boasts built in wardrobes as well. There is further storage in the hallway with two built in cupboards.

Newly redecorated and carpeted throughout, this is still very much a blank canvas for someone to put their own stamp on and would be ideal for anyone downsizing.

There is residents' parking and this charming property is offered with no onward chain.

**Agent's Note:** Please note this property cannot be bought as a second property or holiday let.

## Key Features

- Ground Floor Apartment
- Low Maintenance
- Shower Room
- Integral Storage
- Residents Parking
- Communal Grounds
- No Onward Chain

## Situation & Amenities

Providing the backdrop to many novels and the setting to screen adaptations, Kingsbridge is a traditional South Hams market town surrounded by rolling verdant countryside. Nestled in a South Devon Area of Outstanding Natural Beauty, Kingsbridge is a popular spot for walking and sailing all year round. The Estuary and nearby beaches of Slapton, Salcombe and East Portlemouth offer all that a watersport enthusiast could wish for and the town itself invites you to an eclectic selection of independent shops, art galleries, museums, cafes, clubs, pubs and restaurants. There is also a yoga studio, leisure centre with swimming pool and a cinema housed in the old Kingsbridge Town Hall. Known as a great walking town, you can explore Kingsbridge's history via the quaint 'Squeezebelly Ally' and discover hidden treasures such as mosaics, the community garden and miniature railway, or a little further out, you can enjoy the Southwest Coast Path and take in the panoramic views across the region. Steeped in milling history and having had an active coastal shipping trade, the town centre retains many 18th and 19th century buildings. With two supermarkets, medical and dental practices and large secondary school, Kingsbridge continues to be a hustling and bustling town and no matter what time of year it is, there is always something going on.

## Services

All Mains Services Connected.  
Service Charge (as of April 2024) - £24.78 pcm

## Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** A

## Tenure

Leasehold (100 Years Remaining)

## Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550





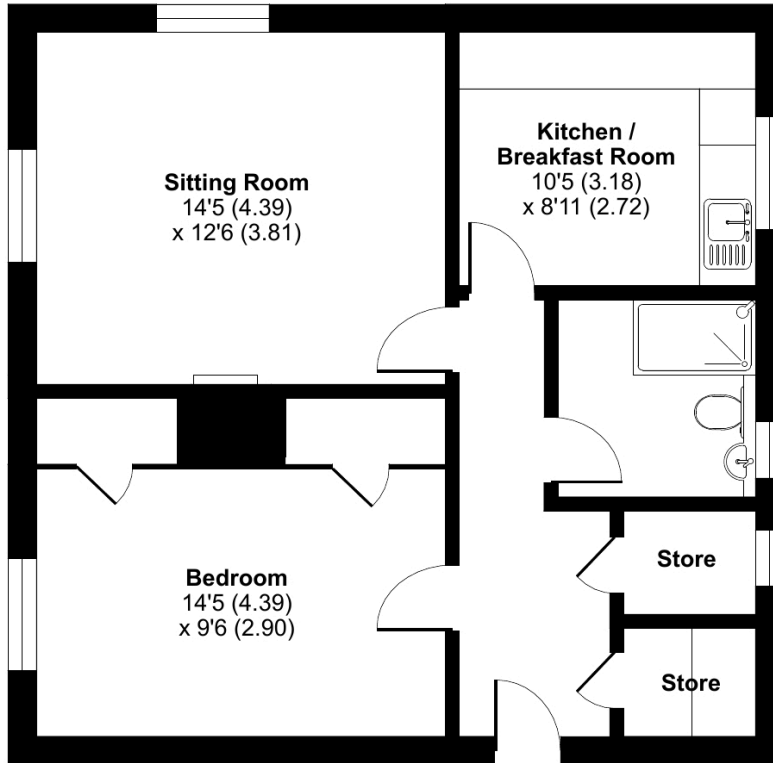




## Retreat Close, Kingsbridge, TQ7

Approximate Area = 637 sq ft / 59.1 sq m

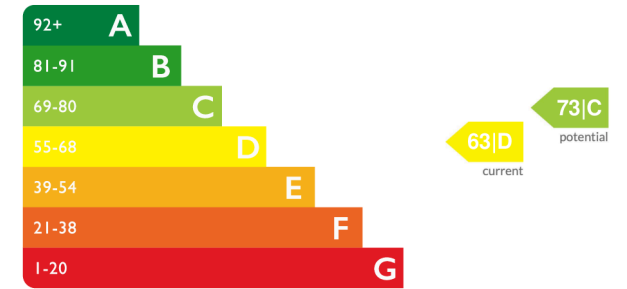
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Christopher's South Hams Ltd. REF: 1094611

## Energy Efficiency Rating



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