

£85,000

- ❖ First floor 1 bedroom flat
- ❖ Electric Heating
- ❖ Open plan living space
- ❖ Village Location
- ❖ Close to Kingsbridge

FOR SALE

## 1 Bedroom Flat – West Charleton



## West Charleton Court



### Property Summary:

A one bedroom flat in west Charleton. The property benefits from an open plan living area with kitchen and shower room. Electric heating and private parking. Current let on an AST with yield of over 6%.

### About the Area:

West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, church and Village Hall. Kingsbridge has 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.

**Location:**

Charleton is made up of the village of West Charleton and the hamlet of East Charleton. West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, church and Village Hall. East Charleton has a garage with a large shop along with the popular Ashby’s store for all your needs. Both East and West are close to Kingsbridge and by heading the other way will take you towards some lovely beaches at Torcross, Beesands and Mill Bay.

**Directions from office**

From our office, continue up Fore Street and take a right onto Duncombe Street and then right again onto Church Street. At the bottom of Church Street, at the roundabout take a left and follow Embankment Road out of Kingsbridge. Follow the A379 over New Bridge and West Charleton will be the first village you arrive at. West Charleton Court can be found on the left hand side as you enter the village.

**The Property:**

A first floor one bedroom flat ideal as a first time buy or investment. Currently tenanted on an assured shorthold tenancy at a rental of £450 pcm exclusive giving a gross yield of over 6%.

The property is approached via a courtyard with steps to a first floor balcony and a partly glazed front door leading directly into the

**Living Room/Kitchen**

An L shaped room with UPVC window to the front, laminate flooring and night storage heater. The kitchen is fitted with a matching range of wall and floor units with roll edge work surfaces and a stainless steel sink unit with mixer tap, electric cooker and tiled splashbacks. There is provision for a washing machine and space for a fridge freezer. A door from the living area leads to the

**Bedroom**

A double bedroom with UPVC window to the rear. Carpeted with wall mounted heater and door to the

**Shower Room**

Fitted with a modern white suite with a curved corner shower cubicle with electric shower, wash hand basin with vanity unit under, and a concealed cistern WC. There is an obscured window to the rear and extractor fan. Fully tiled walls and floor.

**Outside**

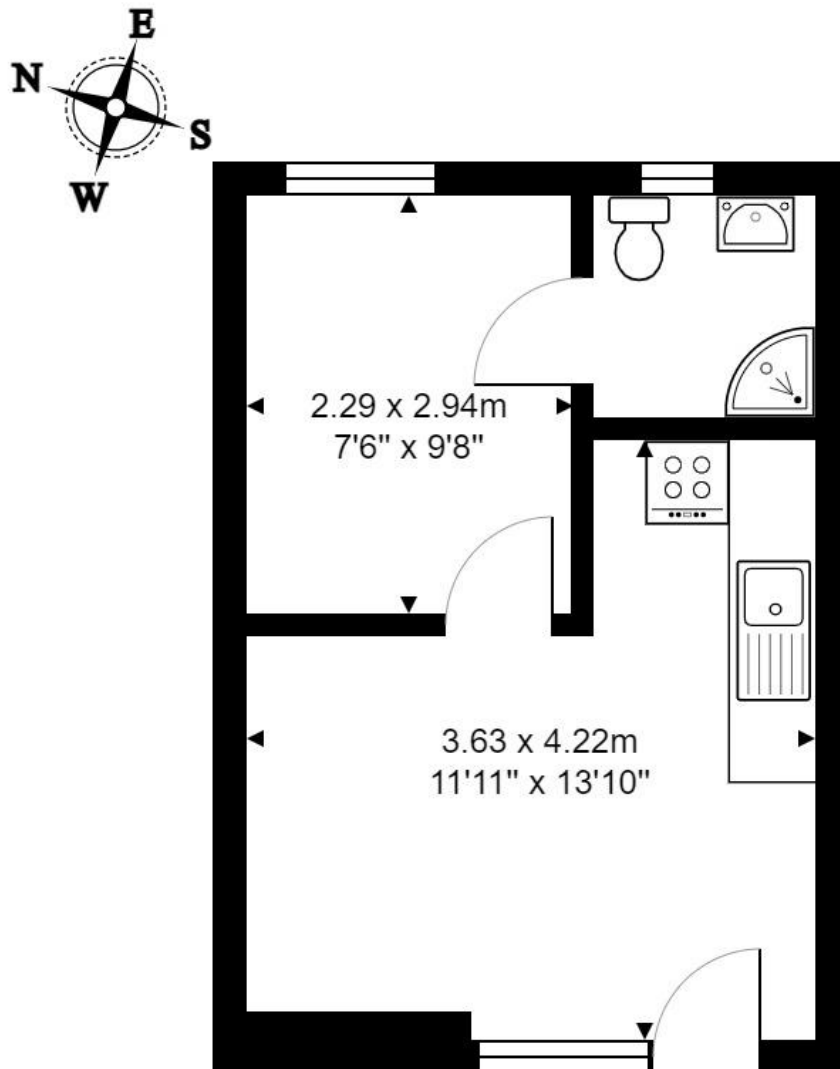
Allocated car parking space and additional spaces for visitors parking are available nearby.

The property benefits from UPVC double glazing and electric heating, and is currently tenanted on an assured shorthold tenancy at a rental of £450 pcm exclusive giving a gross yield of over 6%.

There is a lease remaining of 963 years, and an annual service charge of £650 which does include all hot water for the property.

**COUNCIL**                      South Hams District Council – Tax Band A  
**SERVICES:**                    Mains electricity, water,

**TENURE**                      Leasehold  
**EPC RATING:**                D



All measurements are approximate and for illustrative purposes only