



Saffron Court, Kingsbridge
Kingsbridge

£215,000

The Property:

Enjoying an elevated position with far-reaching views across Duncombe Park and towards the town, this well-presented first-floor apartment offers bright, comfortable accommodation within easy reach of Kingsbridge's amenities.

A well-maintained communal entrance hall leads to the first floor, where the apartment opens into a welcoming hallway with two useful storage cupboards, loft access, and doors to all principal rooms.

The spacious, dual-aspect sitting room is flooded with natural light and takes full advantage of the impressive views. There is ample space for both living and dining furniture, while an open archway leads through to the kitchen, which is fitted with a range of contemporary grey base and cream wall units, complemented by white worktops. The kitchen includes an electric oven and hob, space for a washing machine, and a sink positioned beneath the window.

There are two bedrooms, comprising a generous principal bedroom with wonderful views and a second bedroom, ideal as a guest room, home office or nursery. The fully tiled bathroom is fitted with a bath with electric shower over, wash hand basin and WC.

The property further benefits from electric heating, upgraded insulation and recently fitted carpets, making it a comfortable home that is ready to move straight into.

Outside, residents enjoy well-kept communal gardens and there is access to three communal parking spaces for residents.

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: Leasehold. 999 year lease with 954 years remaining. Annual Service Charge £1020 to Saffron Court Limited (resident-owned management company). The landlord is responsible for the building structure including external walls and windows, shared stairs and corridors, grounds and insurance; all covered in the management fee. The property benefits from a share of the freehold, with each owner holding a 1/12th interest through Saffron Court Ltd. Upon completion of the purchase, the new owner will become a member of the residents' management company.

Council Tax: Band C

EPC Rating: D

Construction: Standard Construction of timber frame, tiled roof, uPVC windows.

Services: Mains water, mains sewerage, main electric. Electric heating and immersion heater.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast and Ultrafast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

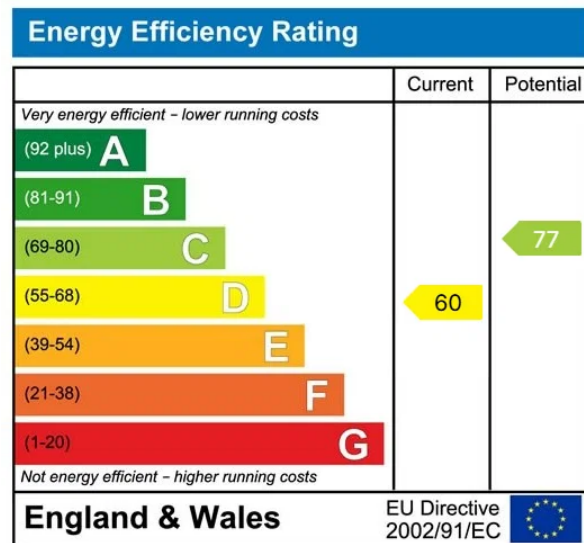
Planning or Development Issues: None Known

Additional Notes

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.



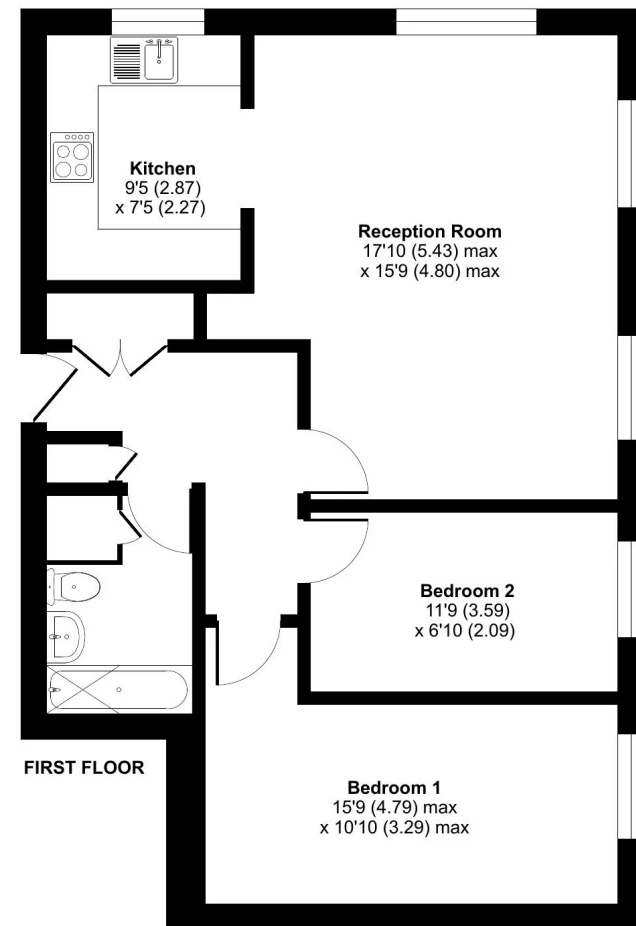




Saffron Court, Saffron Park, Kingsbridge, TQ7

Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1498809



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.