



5 Wistaria Place
Kingsbridge

Guide Price
£300,000

The Property:

The accommodation begins with a beautifully refitted kitchen/dining room, installed in 2023, offering a range of modern units with integrated dishwasher, oven, hob and extractor hood, together with space for a fridge/freezer and washing machine. The kitchen enjoys lovely views across the town from the sink. The ground floor bathroom comprises a bath with electric shower over, WC and wash hand basin.

To the front of the property is a cosy yet light-filled sitting room, where triple windows flood the space with natural light. A wood-burning stove, installed in 2022, creates a welcoming focal point, whilst an understairs cupboard provides useful storage.

On the first floor are two bedrooms. The principal bedroom is a bright double room featuring built-in wardrobes, a charming window seat and views across Kingsbridge. The second bedroom is an ideal single room or home office, retaining exposed stonework by the window and also enjoying elevated town views. A loft ladder provides access to a partially boarded loft with insulation, offering additional storage.

Outside, the enclosed south-facing courtyard garden provides a wonderful place to relax, with an attractive patio surrounded by fragrant planting, creating a peaceful and private retreat. A useful stone outbuilding, formerly one of the original outside WCs, now provides excellent storage, accessed from a shared alleyway.

The property benefits from replacement windows done in 2021 and a front door installed autumn 2025. The property offers an appealing combination of character features and modern improvements. Although there is no private parking, residents make use of nearby public car parks and on-street parking where available.

A delightful and characterful cottage in a tucked-away town centre location, ideal for those seeking period charm, attractive views and convenient access to everything Kingsbridge has to offer.





Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

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. Gas central heating.

EPC Rating: D

Council Tax: Band B

Construction Type: Standard stone construction. The roof is slate tiled. The soil stack is asbestos.

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: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	84
England & Wales	EU Directive 2002/91/EC	

Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

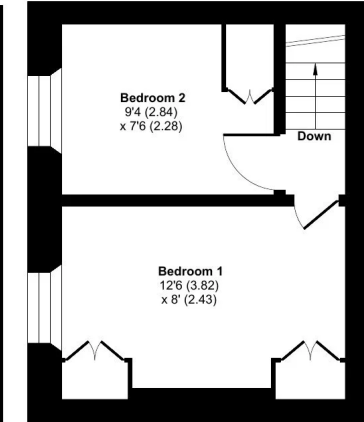
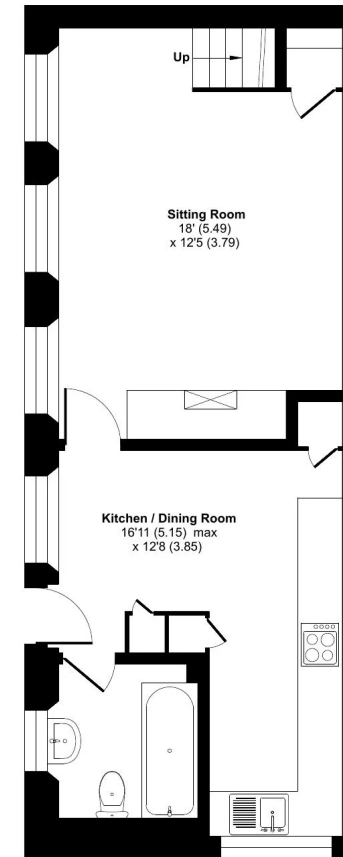
sales@kingsbridgeestateagents.co.uk

<https://www.kingsbridgeestateagents.co.uk/>

Wistaria Place, Kingsbridge, TQ7

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

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: 1486057



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