



2 The Boatyard, Embankment Road, Kingsbridge

Guide Price £895,000

HARRIET  
GEORGE







## 2 The Boatyard

Embankment Road, Kingsbridge

- Stunning waterfront position
- Fascinating and ever-changing views
- Private mooring
- Two balconies with uninterrupted views
- Lift to all floors
- Two allocated parking spaces
- Undercroft storage area
- Established and successful holiday letting history
- Contents available by separate negotiation
- New build warranty with 6 years remaining

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. This stretch along the water at Kingsbridge is hugely popular and sought after, offering an exceptional waterside location with all of the benefits of Kingsbridge town just a short walk away.

The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College.

Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





The Boatyard is a small development of 4 high specification town houses completed in 2020 with uninterrupted estuary and rural views from most rooms. The immaculate accommodation is arranged over three floors with a lift providing access to all levels.

On the entrance floor are two bedrooms, an en-suite shower room and family bathroom. The principal room has floor to ceiling sliding windows that bring the glorious view to life.

There is a spacious open plan kitchen dining room on the first floor which leads out to the decked balcony from where the wonderful views can be enjoyed. There is a useful utility room and study at the rear.

The living room on the top floor flows seamlessly outside via sliding doors to a second balcony with panoramic estuary views. There is a third en-suite bedroom on this floor.

The property comes with two allocated parking spaces and a generous undercroft storage area.

Comfortably accommodating six people, 2 The Boatyard has a well established and highly successful letting history, The furniture is available by separate negotiation so any purchaser could, if desired, benefit from an almost immediate income.

This fabulous and immaculately presented town house offers easy coastal living and viewing is highly recommended.

## **SERVICES**

Mains water, drainage, gas and electricity.









Approximate Gross Internal Area = 136.3 sqm / 1467 sq ft  
 Undercroft Storage  
 Approximate Gross Internal Area = 34.6 sqm / 372 sq ft

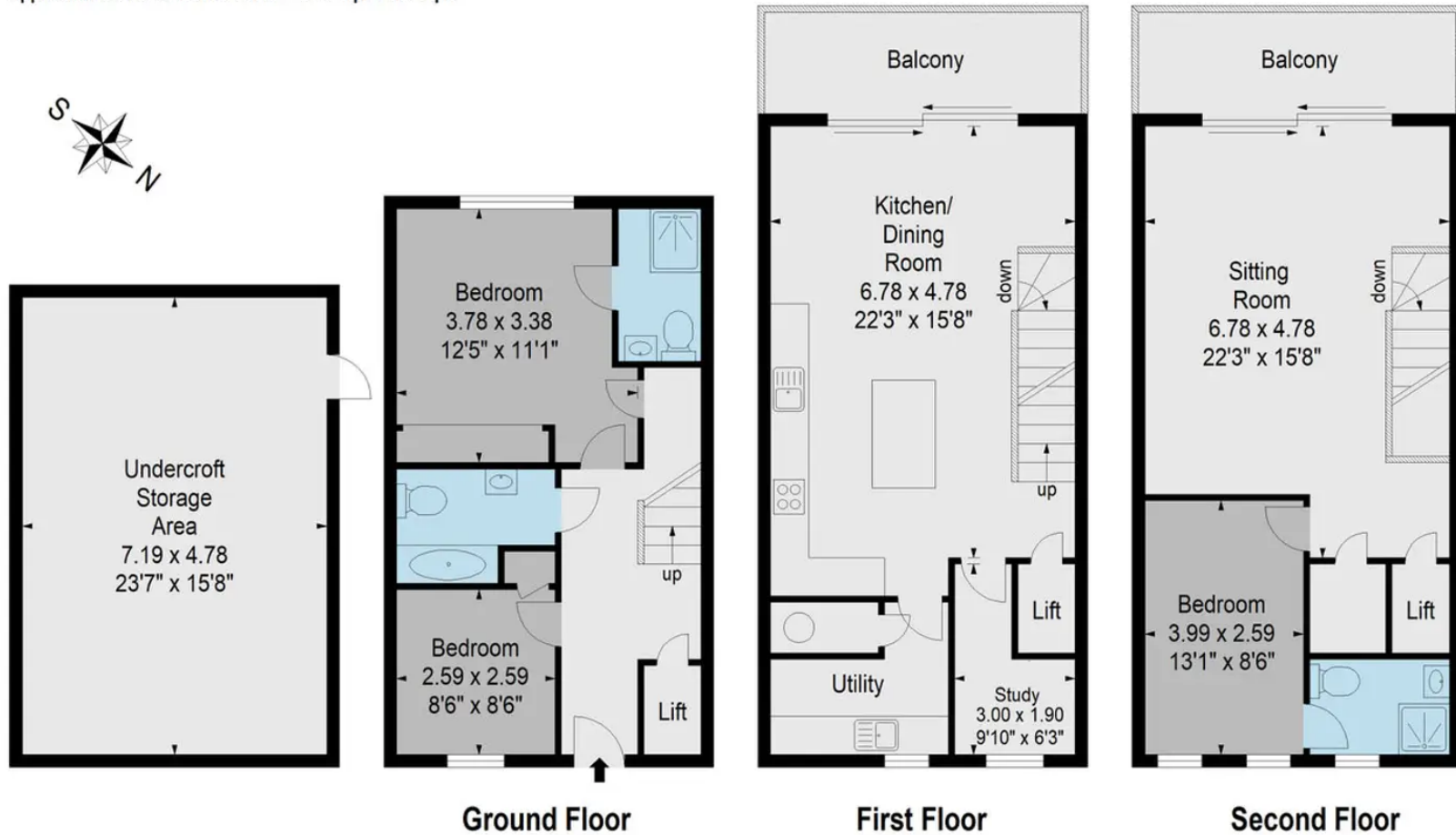


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

# Harriet George Properties Limited

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