



3 Dodbrooke Lodge



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Derby Road, Kingsbridge, TQ7 1JJ

Town amenities and bus stop 0.3mile, Salcombe 6 miles.
Torcross beach 6 miles.

A centrally located, penthouse apartment with fine town views towards the estuary, spacious and naturally light accommodation including two double bedrooms. Allocated parking for two cars. No onward chain.

- Centrally Located Penthouse Apartment
- Private Entrance To The Apatment
- Generous Kitchen Dining Room With Access To A Balcony
- Two Allocated Parking Spaces
- Leasehold
- Easy Access To The Towns Amenities
- Two Double Bedrooms (One With An En-Suite)
- Spacious Sitting Room
- Garden Area With Shed
- Council Tax Band E

Guide Price £400,000

SITUATION

Dodbrooke Lodge is located within easy walking distance of the centre of the town with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, a leisure centre with indoor swimming, a medical centre and a community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe are within easy reach.

DESCRIPTION

Originally the Coach House and Stable that served Dodbrooke Manor, The Lodge was converted into apartments in 2004, with gated access. Within an easy level walk to the estuary and town The Lodge is well positioned with the town to enjoy the local amenities. Number 3 Dodbrooke Lodge is a splendid penthouse apartment that has spacious and naturally light accommodation, along with having the advantage of private parking.



ACCOMMODATION

Access via external stairs with access into a private entrance for number 3, into an entrance hall, with stairs leading up. The accommodation comprises a generous kitchen dining room with double doors providing access out to the balcony and to enjoy the fabulous views. over the town and towards the quay Sitting room with vaulted ceiling height and large picture window. Principle en-suite bedroom, further double bedroom and shower room.

OUTSIDE

The property and parking is accessed via electronic gates providing security and privacy. The property benefits from two allocated parking spaces, a summer house/timber shed with power supply and a small planting garden area.

SERVICES

Mains water, drainage, electricity and gas, with a gas boiler. serving the central heating.

Ultra fast broadband is available in this location. (OfCom)

Full mobile coverage via Three, EE, Vodafone and O2 are available at the property (OfCom).

TENURE

Leasehold. The property is leasehold. 999 years from May 2001.

Peppercorn ground rent. Service and maintenance charges approx. £100.00 per month. Third share of the freehold.

Please note that the lease does not permit holiday letting or birds/dogs or other pet that may cause a nuisance.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

DIRECTIONS

From our office head out of Kingsbridge on Embankment Road and take the first left onto Derby Road and then turn left onto Embankment Road where Dodbrooke Lodge will be found shortly on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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