



6 The Moorings, Embankment Rd



# 6 The Moorings,

, Kingsbridge, Devon TQ7 1LP

Shops, restaurants in under a mile. Dartmouth 15 miles.  
Salcombe 6 miles.

A superb, first floor apartment with two double bedrooms relishing glorious estuary, countryside and town views, with access to a private slipway, parking and dingy park.

- Stunning Estuary, Rural and Town Views
- Private Balcony and Communal Grounds
- Dingy Park and Access To Slipway
- Walking Distance Of The Town
- Council Tax Band F
- First Floor Apartment With Lift Access
- Two Private Parking Spaces
- Master With En-suite
- Generous Open Plan Living Space
- Leasehold

Guide Price £595,000

## SITUATION

Located on favoured Embankment Road, it is within a few hundred yards easy level walking distance of the very centre of Kingsbridge which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool, walking, horse riding paddle boarding and trout fishing as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate which enables a wealth of outdoor activities and good living.

It is around 4 nautical miles to Salcombe, Devon's southernmost town with a beautiful harbour, unspoilt estuary and excellent range of fine shops, restaurants and inns etc. A mecca for yachting and water sports, Salcombe also offers lovely sandy beaches and spectacular cliff top walking and is surrounded by beautiful rolling countryside.

## DESCRIPTION

Located within the highly desired location of The Moorings, a gated, waterfront group of apartments. Number 6 is a most delightful, first floor apartment enjoying front-line estuary views, across the surrounding countryside and towards the town.



## ACCOMMODATION

The communal entrance has both stairs and a lift to the first floor. Number 6 is found at the end of the hallway, with its own private door into: a welcoming entrance hall, with useful storage cupboards and airing cupboard. There is a generous sitting/dining room, a feature triangular bay window towards the water front that allows natural light to fill the room and of course provides stunning views., feature electric fire and door leading to the wrap around balcony. The kitchen/breakfast room is fitted with a range of wall and base units, integrated double oven, hob, dishwasher, space for a washer dryer and one can even wash up with a view. The master bedroom faces the estuary, has built in bedroom furniture and an en-suite shower room. The second bedroom is again a good-sized double, with built in bedroom furniture. Bathroom is tiled and complete with bath with shower over, WC, bidet and sink.

## OUTSIDE

The apartment benefits from a large, wrap around balcony, a superb spot which is ideal for alfresco dining or simply to sit, relax, unwind and take in the views. There are beautifully maintained communal grounds, with lawn areas and planted shrub beds. Number 6 has the added advantage of having two private parking spaces and a dingy park with access to the slipway.

The current owners inform us that they currently have a running mooring, near the slipway, this is separate to the apartment and paid directly to the Harbor Authorities but may be able to be transferred with the property.

## SERVICES

Mains electric, drainage, water.

Super fast broadband is available at this location.

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

## TENURE

Leasehold. 999 years from 24 June 1991 with 966 years remaining.

Service charge £3200 per annum to include the ground rent.

## LOCAL AUTHORITY

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

## DIRECTIONS

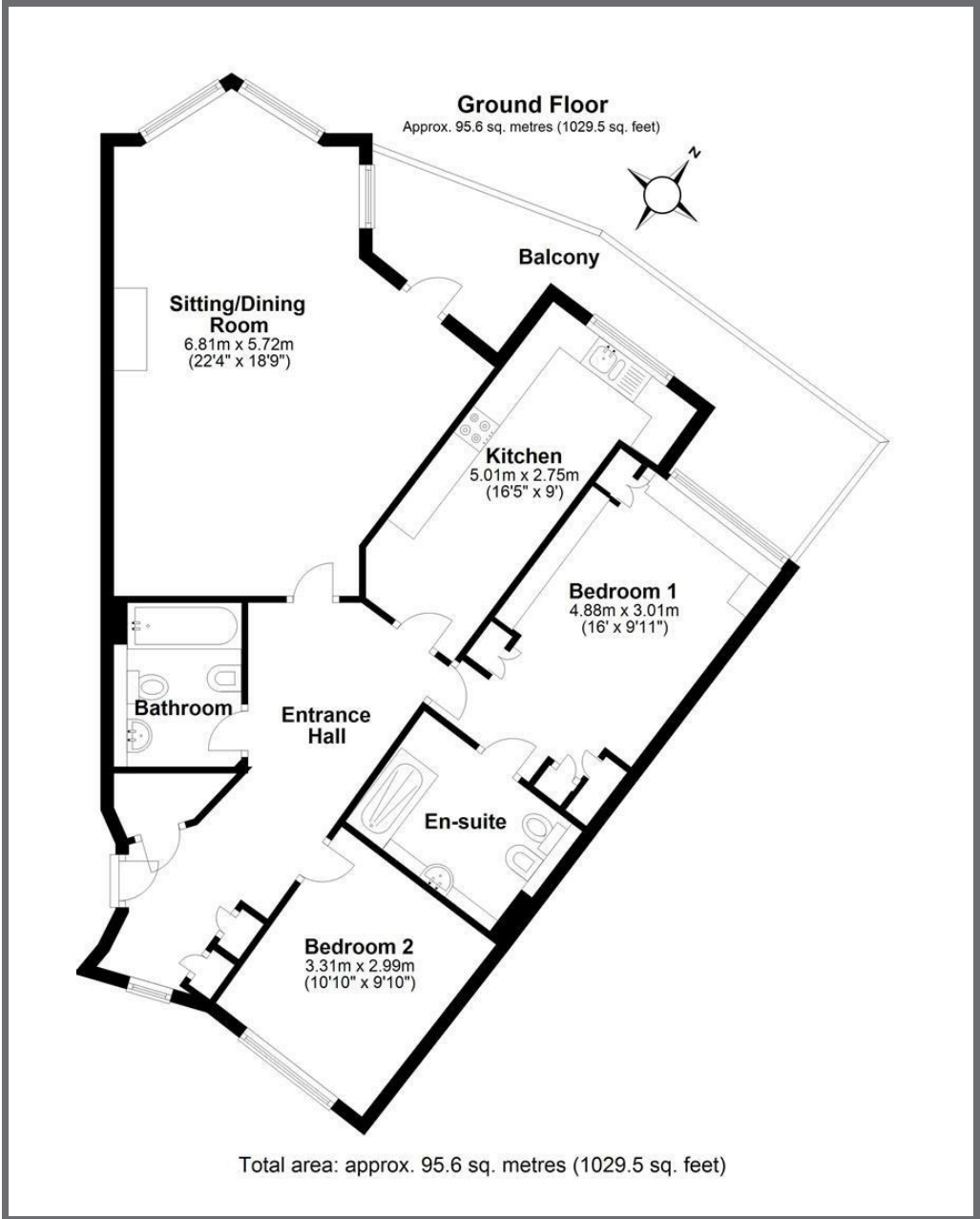
From our Kingsbridge office follow Embankment road for about half a mile out of Kingsbridge where The Moorings can be found on the right hand side.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		80	84
	EU Directive 2002/91/EC		

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