



3, Estuary Edge





# 3, Estuary Edge

, Kingsbridge, TQ7 1JZ

Shops, restaurants in under a mile. Dartmouth 15 miles.  
Salcombe 4 nautical miles.

A luxurious and superbly appointed town house apartment within an easy level walk of the town enjoying estuary views. Set over three floors with two double bedrooms (one with en-suite) and a family bathroom on the ground floor. Stunning open-plan living, dining, kitchen on the first floor with fabulous views along with the added convenience of a utility room. Whilst on the second floor is a wonderful master suite, with dressing room and en-suite bathroom. Terrace and two undercover parking spaces.

- Luxurious Townhouse Style Apartment Set Over Three Floors
- Three Double Bedrooms (Two En-Suite) And Family Bathroom
- Beautifully Light With Stunning Estuary Views
- Two Parking Spaces
- Open-Plan Living, Dining, Kitchen
- High Quality Fittings And Finishes
- Terrace
- Available Fully Furnished With No Onward Chain

## Guide Price £650,000

### 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

Estuary Edge is a luxury development of three dwellings constructed in 2017 finished to a high specification, extremely energy efficient, that have a great flow set over three floors, positive natural light and superb estuary views. Including a stunning master suite with dressing room and en-suite bathroom, two further bedrooms (one with en-suite) and family bathroom as well as a fabulous open plan living, dining, kitchen and a most useful separate utility room.





## ACCOMMOADTION

Access from the undercover parking area, with steps to the rear leading up. Door into the communal hallway with private door leading into number 3. On the ground floor there is a beautiful double bedroom with two windows to the front overlooking the estuary benefiting from a beautifully appointed en-suite shower room complete with shower, WC, wash hand basin, electric towel rail and mirror. Bedroom 3, currently used as a study. Family bathroom, again superbly finished with bath with shower over, WC, wash hand basin, heated towel rail and mirror. Stairs lead up to the first floor and open to a stunning living space with two French doors with Juliette balconies to make the very most of the views. The space is beautifully light and thoughtfully zoned, with sitting area to the front and a kitchen dining space to the rear. The kitchen has been meticulously appointed with high quality finishes and fitted with a comprehensive range of wall and base units with Silstone work surfaces, two Neff double ovens and inset hob with extractor over. Sink with Franke waste disposal and Tri flow water filter. A wonderful space for dining and entertaining. Highly convenient separate utility room with built in cupboards, dishwasher, Bosh washer dryer and fridge/freezer, wall-mounted Ideal boiler serving the gas, nest controlled central heating. Windows overlooking the rear aspect. Airing cupboard.

Stairs lead up and from the landing there is access out to the sheltered terrace. The master bedroom suite is a glorious space, with access to the balcony, lovely views with dressing room and a beautifully finished en-suite bathroom complete with bath with shower over, vanity sink, WC, heated towel rail and mirror. The property benefits from Amtico flooring throughout the living areas and bathrooms along with carpet in the bedrooms.

## OUTSIDE

The terrace enjoys views across the town, surrounding countryside and the estuary and provides a really wonderful space to sit and relax, entertain or simply watch the sun go down, exterior lights for the evening. The property also benefits from designated under-cover parking for two cars.

## SERVICES

Mains water, drainage, gas with gas central heating and electric. 5 solar panels. Fire sprinkler system. Various mobile networks area available at this location along with Ultrafast broadband (OfCom).

## TENURE

Leasehold. 999 years from 26.03.2018. Share of Freehold. Maintenance charge £3000 pa to include all communal areas, including parking area with fire shutter, fire systems with sprinkler maintenance, window cleaning, external maintenance, buildings insurance.

## LOCAL AUTHORITY

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

## VIEWING ARRANGEMENTS

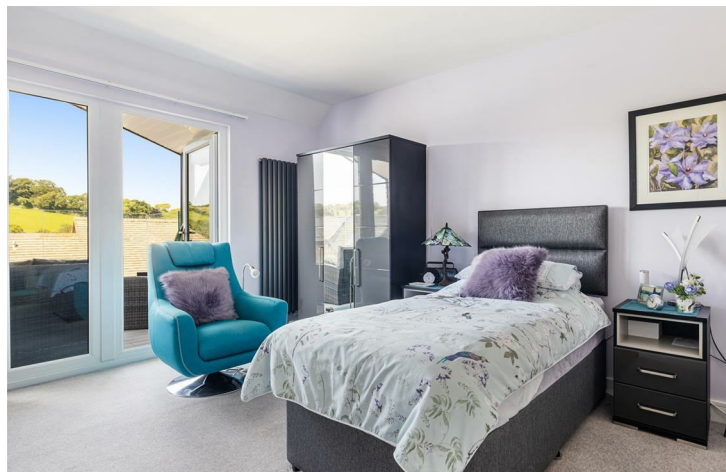
Strictly by appointment please through our Kingsbridge branch.

## DIRECTIONS

From the Quay in Kingsbridge, take the A379 Dartmouth coast road with the Estuary on your right-hand side. Estuary Edge will be found after approximately 500 yards, just after Jewsons on the left hand side.

## AGENTS NOTE

To note the property is available fully furnished, by separate negotiation.



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.



**Ground Floor**  
Approx. 43.6 sq. metres (469.5 sq. feet)

**First Floor**  
Approx. 52.6 sq. metres (565.9 sq. feet)

**Second Floor**  
Approx. 39.7 sq. metres (427.8 sq. feet)

Total area: approx. 135.9 sq. metres (1463.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	88
(81-91) B			
(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		

1 The Promenade, Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk

01548 853131