



10 Kings Arms



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91 Fore Street, Kingsbridge, TQ7 1AB

Salcombe 6 miles. Dartmouth 14 miles. Totnes 13 miles.

Where period charm meets modern luxury this exquisite triplex apartment is located with a highly desired central town position set within a new development of an elegant Grade II listed building. Offering highly spacious and flexible accommodation with three double bedrooms flooded with natural light and benefiting from an allocated parking space.

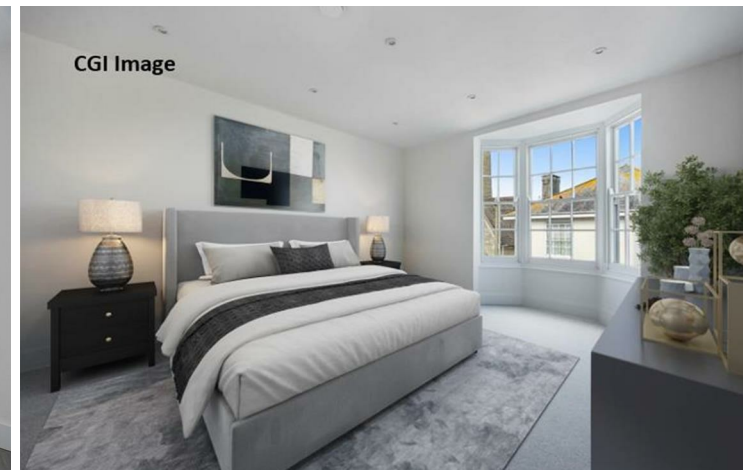
- Exquisite Triplex Apartment Within A Grade II Listed Building
- Superbly Finished And Appointed
- Open Plan Kitchen/Dining/Living
- Potential To Form An Annex
- Leasehold With Share Of Freehold
- New Central Town Development Listed Building
- Three Double Bedrooms And A Study/Hobby Room
- En-Suite And Family Bathroom
- Allocated Parking
- Council Tax Band: TBC

Guide Price £395,000

## SITUATION

Located on Fore Street, it is within 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

Nestled in the heart of Kingsbridge, at 91 Fore Street, lies a truly remarkable property waiting to be called home. This exquisite triplex apartment, situated within a charming Grade II listed building, offers a unique blend of historical charm and modern convenience.

As you step inside, you are greeted by a spacious open-plan living, dining, and kitchen area that is flooded with natural light, creating a warm and inviting atmosphere. The layout of this apartment provides great flexibility, allowing you to tailor the space to suit your lifestyle.

Boasting three generously sized double bedrooms, including a master bedroom with its own en-suite bathroom, this apartment offers ample space for a growing family or those who enjoy hosting guests. In addition to the en-suite, there is also a family bathroom, ensuring convenience for all.

The property has been superbly finished and appointed, with attention to detail evident in every corner. From the quality of the fixtures to the overall design, this apartment exudes elegance and sophistication.

Furthermore, the convenience of an allocated parking space adds to the appeal of this already impressive property, ensuring that you never have to worry about finding a parking spot after a long day.

## ACCOMMODATION

This beautifully finished and appointed accommodation is arranged over three floors. From the inviting entrance there is built in storage with the stunning original staircase leading up to the first floor. The open plan kitchen dining and living room benefits from a triple aspect original window creating the perfect bright space for entertaining. The kitchen has been equipped to the highest standard and comprises of Karndean flooring, fully fitted units and integrated appliances which includes; fridge/ freezer, oven, induction hob with extractor over, microwave and dishwasher.

The master bedroom is a beautiful light room with walk through dressing room into an en-suite, bath with shower over, WC and vanity sink. There would also be potential and plumbing to create a kitchen if extra accommodation is needed in the dressing room. There are a further two double bedrooms one of which overlooks Fore Street. A most useful utility room with plumbing for washing machine.

On the second floor there is a office/ snug/ playroom with some restricted head height and views over the town.

## OUTSIDE

One allocated parking space.

## SERVICES

Mains water, electric and drainage, with electric heating and Mega Flo.

## TENURE

Leasehold 999 years starting from 2022 with share of Freehold. Retail unit on the ground floor currently under offer to a private dentist.

## LOCAL AUTHORITY

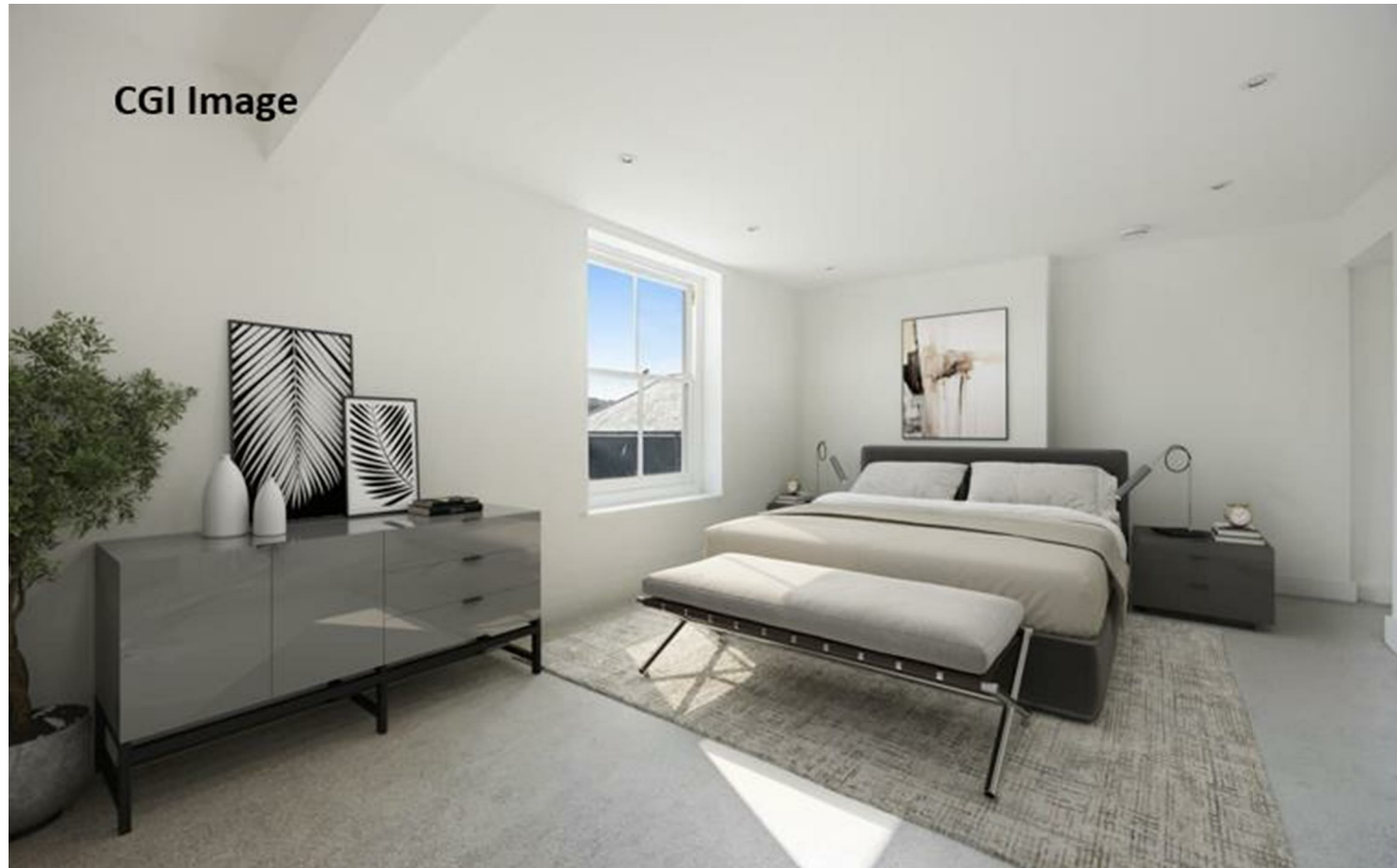
From our Kingsbridge office go up Fore Street and turn left above Tyrone kitchen shop into the parking area for the apartments.

## DIRECTIONS

From our Kingsbridge office go up Fore Street and turn left above Tyrone kitchen shop into the parking area for the apartments.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.





Total area: approx. 125.6 sq. metres (1352.0 sq. feet)

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>			
(54-68) <b>D</b>		52	52
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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



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