



8 Kings Arms Apartments



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91 Fore Street, Kingsbridge, TQ7 1AB

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

A stylish new development within a Grade II listed prominent grand building within the centre of the town comprising a superbly appointed first floor one bedroom apartment. Allocated parking.

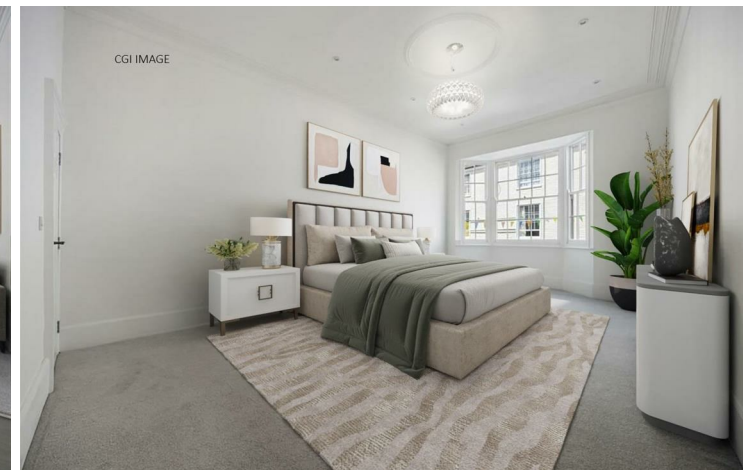
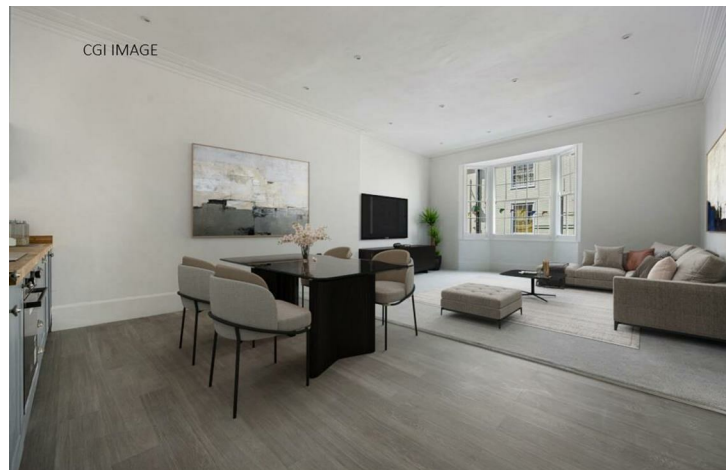
- Newly Developed First Floor Apartment
- Superbly Finished And Appointed
- Open-Plan Living
- Parking
- Leasehold With Share Of Freehold
- Situated Within A Grade II Listed Property
- Fabulous Natural Light
- One Large Bedroom
- No Onward Chain
- Council Tax Band: TBC

Guide Price £250,000

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

Within a newly developed Grade II listed property in the heart of the town is this beautifully light and spacious first floor one bedroom apartment, complete with parking.

ACCOMMODATION

Leading from the hallway there is a fabulous and spacious open plan kitchen, dining and living area with triple sash windows providing positive natural light. The kitchen is superbly finished with a range of contemporary wall and base units with integrated appliances, including a fridge freezer, oven hob with extractor over, dishwasher, microwave and space for a washing machine and finished with Karndean flooring. Generous double bedroom overlooking Fore Street with triple aspect full length sash windows. Luxuriously finished shower room with WC and vanity sink.

OUTSIDE

This apartment benefits from one designated parking space to the rear.

SERVICES

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

Ultrafast broadband is available at this location along with all major network providers (Ofcom).

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

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

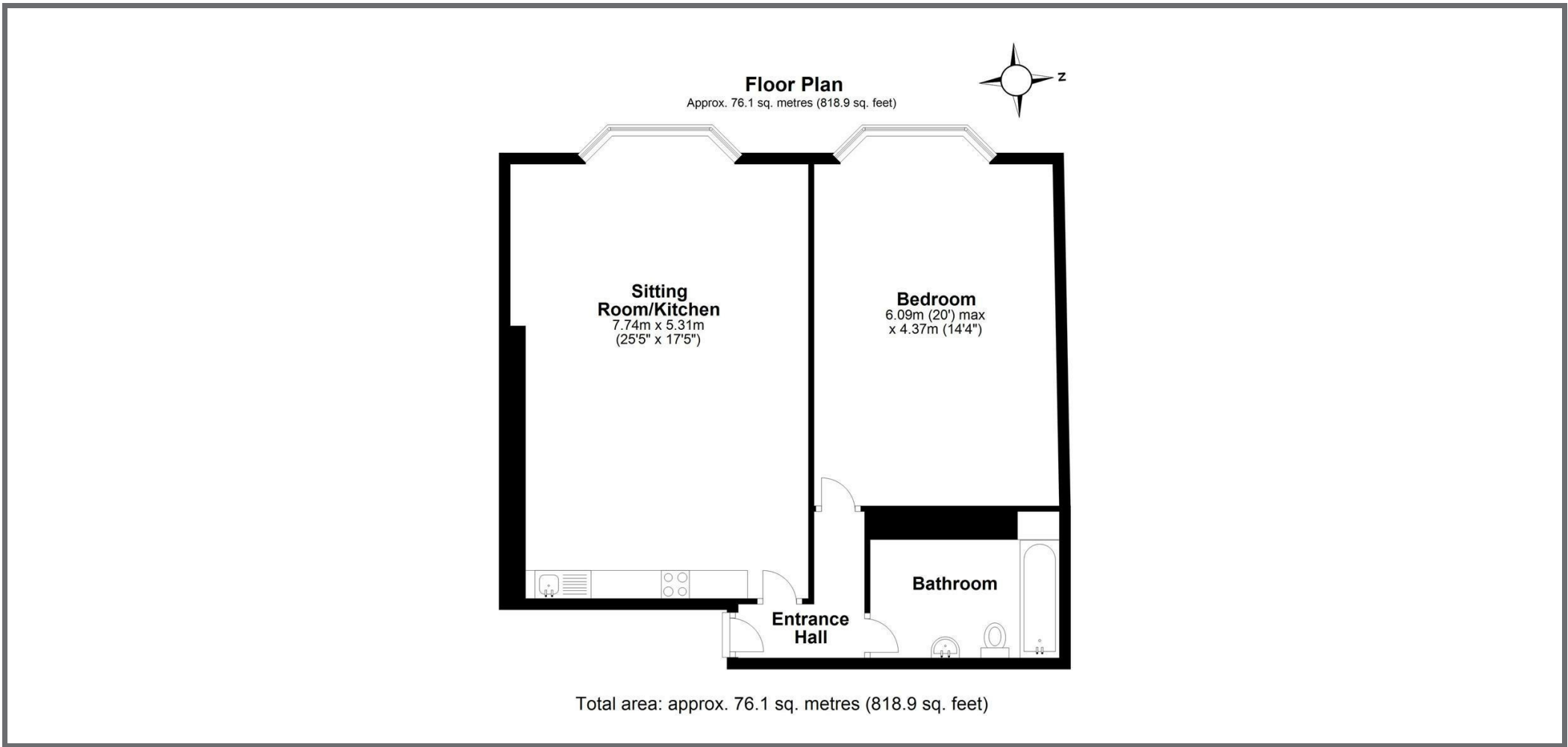
DIRECTIONS

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.





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		
(82 plus) A		
(61-81) B		
(49-60) C		
(34-48) D	60	60
(19-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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