



Flat 3, The Captains House

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Embankment Road, Kingsbridge, TQ7 1JZ

Town centre 0.5 mile. Dartmouth 15 miles. Totnes 14 miles.

A fabulously presented, first floor apartment with spacious living accommodation, two double en-suite bedrooms a beautiful South-West facing terrace with estuary views and two parking spaces that is conveniently located with a short walk of the town centre.

- Superbly Presented First Floor Apartment
- Allocated Parking
- Water & Countryside Views
- Spacious, Naturally Light Living
- Leasehold
- Within Walking Distance Of The Town & Estuary
- Elevated South-West Facing Private Terrace
- Two Double En-Suite Bedrooms
- Viewing Highly Recommended
- Council Tax Band: D

Guide Price £350,000

SITUATION

Located on favoured Embankment Road, it is within a few hundred yards easy level walking distance to 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, leisure centre with indoor swimming, medical centre and 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 apartment 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. The medieval market town of Totnes, with its mainline train station and the historic port of Dartmouth are also within easy reach.



DESCRIPTION

A fabulously appointed, first floor apartment that is situated just a short walk from the town. The apartments has fabulous natural light, is superbly finished throughout with spacious living accommodation and benefits from two parking spaces as well as a stunning raised deck that enjoys fine water and rural views.

ACCOMMODATION

Stairs lead up from the parking area and access is via a private front door. Access into a porch area with wall mounted gas boiler, window seat and a couple of steps up to the kitchen. The kitchen is well equipped with a comprehensive range of wall and base units, integrated oven and gas hob along with space for dishwasher. An arch leads through to a spacious, beautifully light, open-plan living dining room that enjoys views over the town, surrounding countryside and towards the estuary, which is a perfect space for entertaining, wood laminate flooring, front door that leads into the communal entrance hall. The master bedroom benefits from superb estuary views, a built in wardrobe and an ensuite shower room. The second bedroom is another good sized double room and also benefits from built in storage and an ensuite bathroom.

OUTSIDE

The apartment benefits from a beautiful South-West facing elevated decked terrace, that is accessed via stairs to the rear. This is a superb outdoor 'room' that enjoys fabulous views over the estuary, a real vantage point across the town and is the perfect space to relax, entertain guests or simply enjoys the stunning sunsets over the estuary. Allocated parking.

SERVICES

Mains electric, water and drainage. Gas central heating.

Ultra fast broadband is available at this location.

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

TENURE

Leasehold- 999 year lease from 2001.

Service Charge approximately £1500 per year.

LOCAL AUTHORITY

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

INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

DIRECTIONS

From our office follow Embankment Road out of Kingsbridge where the property can shortly be found 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.

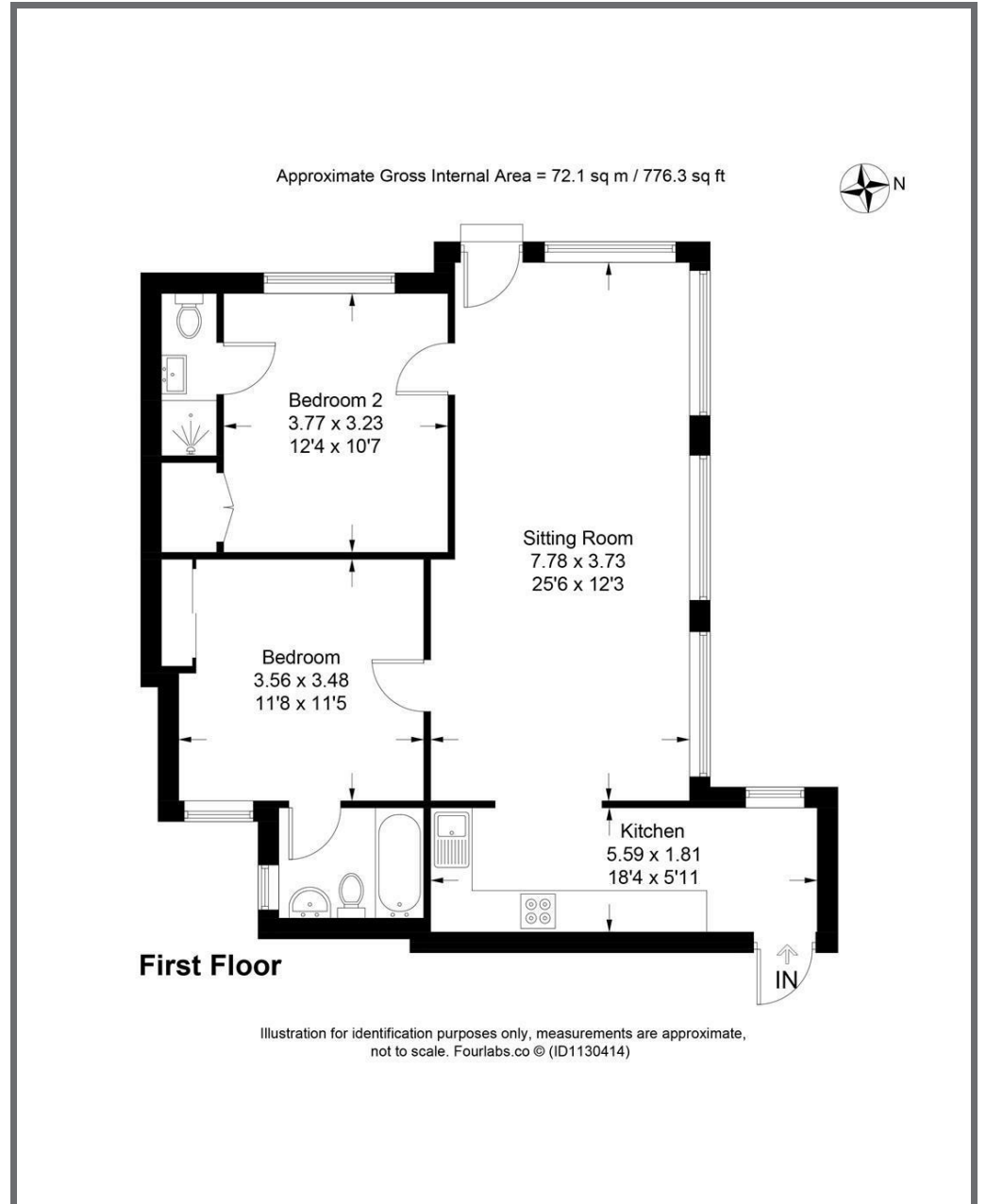


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	76	79
England & Wales		
EU Directive 2002/91/EC		

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