



53, Scholars Walk



53, Scholars Walk

, Kingsbridge, TQ7 1QL

Dartmouth 14 miles. Totnes 26 miles. Salcombe 6 miles.

A superbly presented second floor apartment within walking distance of the town. This two bedroom apartment is beautifully light and enjoys, fine far-reaching views over the town and surrounding countryside. There is also the advantage of a parking space.

- Second Floor Apartment
- Two Double Bedrooms
- No Onward Chain
- Allocated Parking
- Leasehold
- Far-Reaching Views
- Bathroom & En-suite Shower Room
- Ideal First Home/ Investment/Holiday Home
- Walking Distance To Town
- Council Tax Band: B

Guide Price £175,000

SITUATION

Scholars Walk is within walking distance of 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 popular sailing towns of Dartmouth and Salcombe within easy reach.

DESCRIPTION

Located in an elevated position within this popular South Hams town, Scholars Walk is popular with first time buyers, young families, buy-to-let investors and 2nd home owners. 53 is a second floor apartment that enjoys privacy with a bright open South Westerly aspect with far-reaching views and a parking space.



ACCOMMODATION

Accommodation is spacious and very well presented. It includes a light and airy, dual aspect, living room with feature fireplace housing an electric fire. The kitchen is fitted with a good range of wall and base units, inset electric hob with extractor, electric oven and space for fridge freezer and washing machine, built-in cupboard for additional storage as well as housing the wall mounted Baxi gas boiler. There are two double bedrooms, the master benefits from fantastic views again across Kingsbridge town and an en-suite shower room with WC and wash basin. There is also a family bathroom complete with bath with shower over, WC and vanity wash basin.

There is the great advantage of an allocated parking space to the side of the property.

SERVICES

Mains water, drainage, electric and gas with gas-fired central heating.

Superfast broadband is available at this location along with all major network providers (OfCom).

TENURE

This apartment is sold on a leasehold basis. The lease commenced on 18.08.2003 for 155 years from 01.01.2022 with 132 years left to run. Service charge is approximately £950.42 per annum. Ground Rent £235.84 per annum. Please note holiday letting is not permitted.

LOCAL AUTHORITY

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

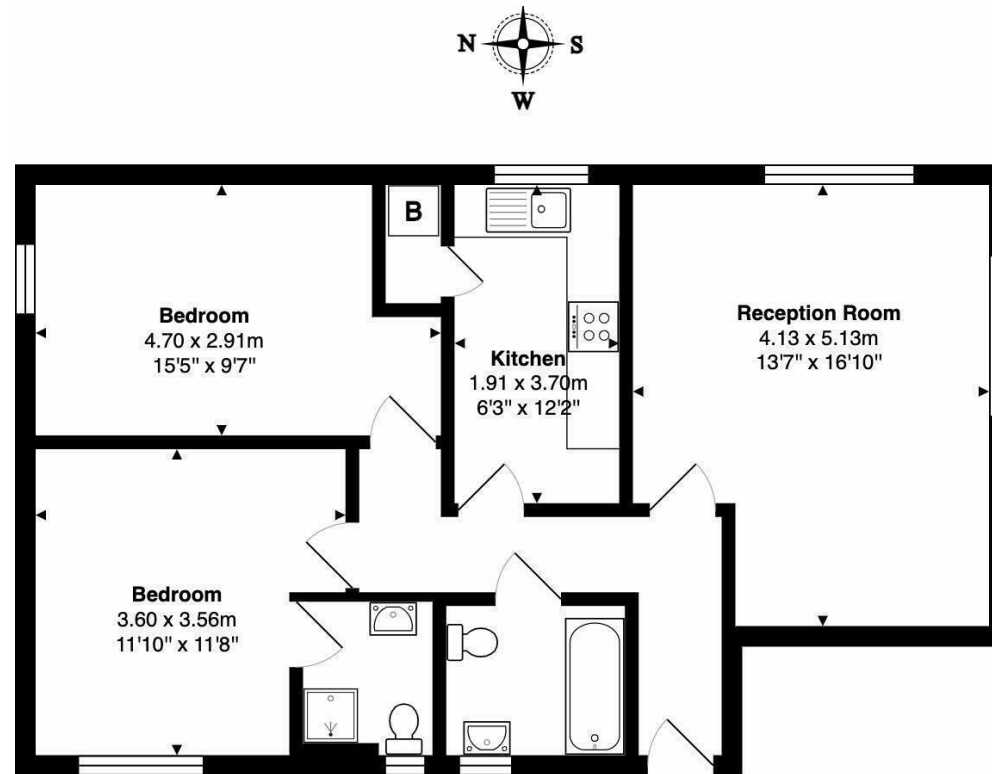
DIRECTIONS

Scholars Walk can be found on foot from Waterloo Road via the steps up into the development, continue up the hill and the apartment block, is located on the left. By car via Fosse Road near the Primary School. Follow the drive down into the cul-de-sac where the building will be directly in front of you.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge Branch.





Total Area: 68.6 m² ... 738 ft² Approximate

All measurements are approximate and for illustrative purposes only

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

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