



5 The Moorings



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Kingsbridge, Devon TQ7 1LP

Shops, restaurants in under a mile. Dartmouth 15 miles.
Salcombe 6 miles.

An exceptionally stylish and luxurious apartment that has been finished to an extremely high specification throughout, enjoying fine Estuary views and benefiting from its own private entrance and parking.

- Estuary And Town Views
- Stunning Open-Plan Living, Dining, Kitchen
- One En-Suite And Family Bathroom
- Beautifully Maintained Communal Grounds
- Leasehold
- Stylish And Beautifully Finished
- Three Bedrooms
- Private Parking
- Situated In The Highly Desirable, Gated, 'The Moorings'
- Council Tax Band: To Be Confirmed

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

Arguably in one of the best positions within the town, situated on the estuary front and enjoying stunning views, number 5 is an exceptionally stylish and luxurious apartment that has been finished to an extremely high specification throughout whilst benefiting from its own private entrance.



ACCOMMODATION

This stunning waterside apartment is filled with natural light and has been superbly designed with attention to detail that is second to none. The entrance porch leads into a spacious and inviting hallway with access to the splendid open-plan living, dining, kitchen space, a fantastic room with high ceilings, stunning views, and access out onto the balcony. Thoughtfully designed and zoned incorporating a fabulous kitchen with island unit and wall and base units, integrated appliances including a dishwasher, eye level oven, microwave, induction hob, fridge freezer and the all important wine cooler. Dining area. Living room with three full length window complete with acoustic glazing overlooking the water and onward to the town. Within the hallway there is an airing cupboard, with with space and plumbing for a washer/dryer. Bedroom 1 overlooks the water, has a built in wardrobe and benefits from an en-suite shower room complete with large walk in shower, wash hand basin and WC, useful cupboard. Bedroom 2 is also a double and has a built in wardrobe whilst bedroom 3 has neatly designed built in bunk beds, desk area and storage draws. The family bathroom has a bath with shower over, WC and wash hand basin.

OUTSIDE

The communal gardens at The Moorings are a lovely feature of this waterside development, fully landscaped with lawn areas, planted borders and adjoin the waters edge with the glorious backdrop of boats and rolling countryside. A pathway leads to the seating area and there are benches to sit and relax whilst enjoying the wildlife and the pretty surroundings. Access to the slipway to launch a boat. Number 5 has an allocated parking space, there is additional parking allocated for visitors at the upper level inside the gates.

SERVICES

Mains electric, drainage, water.

Super 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 from 24 June 1991 with 966 years remaining. Service charges currently £2900 per annum to include ground rent, insurance, external maintenance , maintenance of the common areas, grounds and parking

The Freehold is owned by the management company in which each of the owners has a share.

LOCAL AUTHORITY

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

DIRECTIONS

From our Kingsbridge office follow Embankment road for about half a mile out of Kingsbridge where The Moorings can be found on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

AGENT NOTES

Please note that the majority of furniture and contents would be available by separate negotiation, which would be hugely advantageous for those wishing to holiday let.

The property was previously a holiday let and business rated, the council are currently in the process of allocating a new band.

VIEW FROM THE GROUNDS



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.



5 The Moorings, Kingsbridge

Approx. 92.5 sq. metres (996.2 sq. feet)

Total area: approx. 92.5 sq. metres (996.2 sq. feet)



Energy Efficiency Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC	77	81

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



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