



7 Crabshell Quay

Embankment Road, Kingsbridge, Devon TQ7 1JX

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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Located on the water's edge in a secure gated development on the banks of the estuary is this super ground floor apartment. Boasting a bright and homely atmosphere, this nicely presented property features 2 double bedrooms, a well-equipped open plan kitchen/dining and living room with doors opening onto a decked seating area, an en-suite and a shower room. The apartment is stylishly decorated and offers a comfortable living space with modern amenities and gives stunning water views from the comfort of your own home, providing a peaceful and serene setting. Additionally, the property benefits from secure garage parking for one vehicle with a useful utility area at the rear and access door into the apartment. Situated just a short level walk into town and transport links, this apartment is an ideal permanent residence, second home or holiday let.

Don't miss out on this fantastic opportunity to own a beautiful property in a sought-after location.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches. The town boasts an excellent primary school and a community college which was judged "outstanding" by Ofsted. Close by there are boat moorings, quays and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

KEY FEATURES

- Spacious ground floor apartment
- Stunning waterfront location
- Open plan kitchen/living room
- Walled decked seating area
- Garage parking with utility area
- Ideal permanent home, second home or holiday let
- Opportunity for a mooring, subject to Harbour Authority regulations

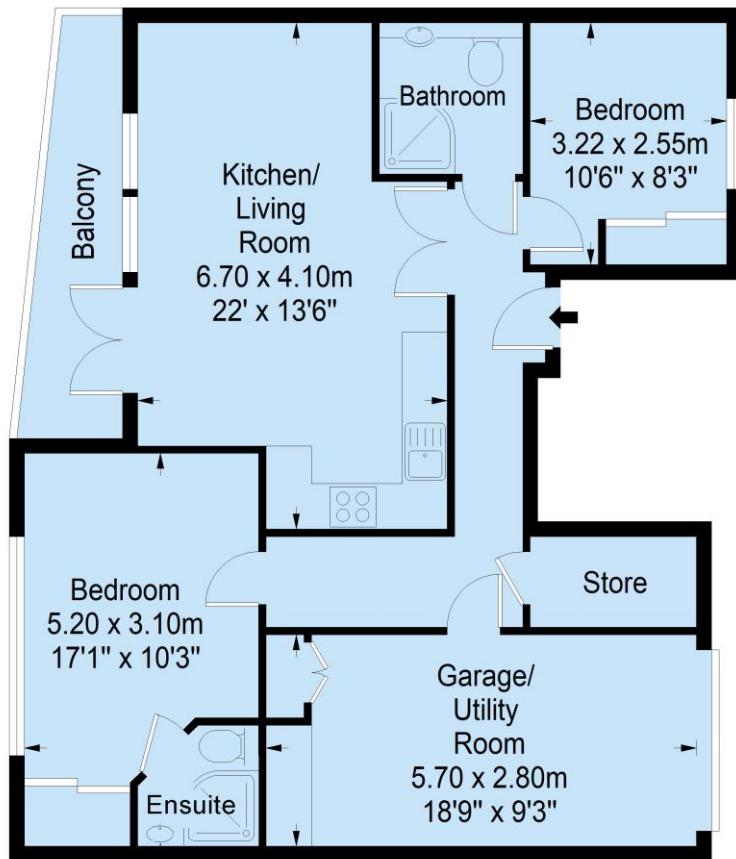
BEDS 2 | BATHS 2 | RECEPTS 1 | EPC - C | COUNCIL TAX - Currently business rated

TENURE - Leasehold. 999 years from Jan 2004.

Maintenance/service charge approx. £2,650 per annum. Ground rent £125.00 per annum.

SERVICES - Mains electricity, gas, water and drainage. Gas central heating. Secure entry intercom system.

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Ground Floor

Total area 82 Sq.m
(883 Sq.ft) Approx.
(Including Garage/ Utility Room)



DIRECTIONS

From the quay at the bottom of Kingsbridge, take the A379 Dartmouth coastal road, leaving the town with the estuary on the right-hand side. Crabshell Quay apartments will be found just before the Crabshell Inn on the right-hand side.

VIEWING

Very strictly by appointment only through Marchand Petit (Kingsbridge office) 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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