

FLAT 4, THE MALTMILL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

FLAT 4, THE MALTMILL

Description

Flat 4 The Maltmill is a spacious two-bedroom first floor apartment, located in this attractive Grade II listed building which can be accessed via a pedestrian walkway from The Embankment with vehicular access off Ebrington Street. Being situated just moments from the quay and all local amenities, this well-presented apartment offers the perfect blend of convenience and comfort.

Currently let, it has proven to be a successful short-term rental, making it an attractive investment opportunity or an ideal town center bolthole.

The accommodation is arranged with an open-plan living space, featuring a modern fitted kitchen with a range of wall and base units, a dining area, and a comfortable sitting room. There are two good sized double bedrooms and a bathroom with shower over bath.

Externally, the property benefits from its own allocated parking space – a wonderful advantage in such a central location.

Situation

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, primary school, and a community college. 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.

Directions

what3words - digested.sprouts.hampers

Pedestrian access to Malt Mill will be found off The Promenade in the centre of town between the mini roundabout and Wills Marine, and vehicular access is off Ebrington Street.



PROPERTY DETAILS

Property Address

Flat 4, The Maltmill, Ebrington Street, Kingsbridge, Devon, TQ7 1DA

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas central heating.

EPC Rating

Band B. Current: 81, Potential: 81

Council Tax

Band B

Tenure

Leasehold - 999 years from 01/01/2000. Peppercorn ground rent.
Service charge - approx. £2,000 per annum paid in two instalments.

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Two bed, first floor apartment
- Grade II listed building
- Allocated parking space
- Excellent town centre position
- Short level walk to the quay and amenities
- Currently tenanted

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

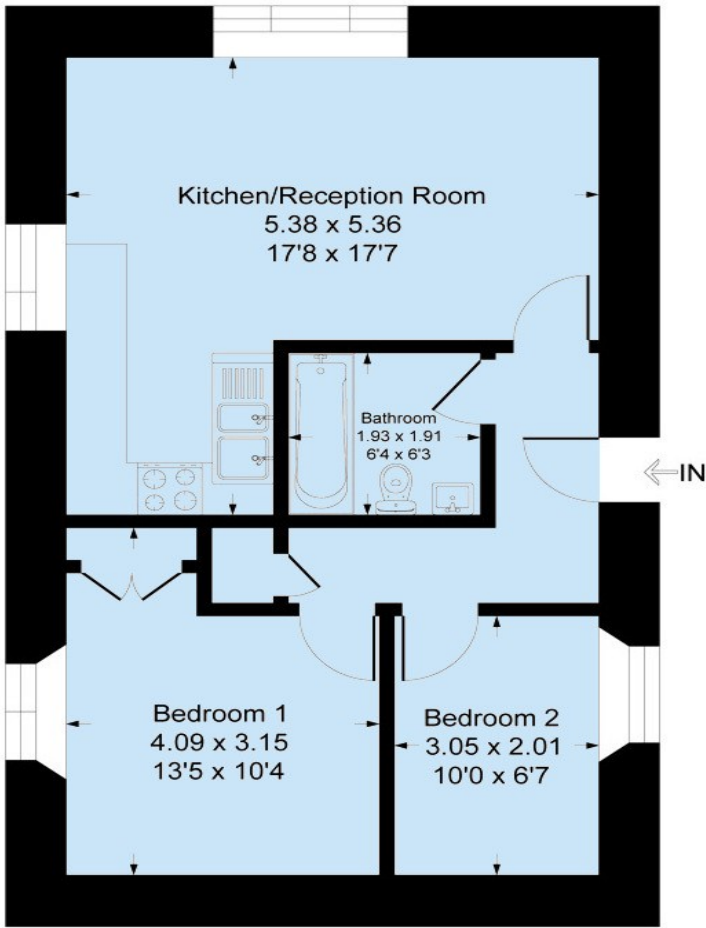
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

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



Second Floor



Approximate internal
gross area 51.5 sq m/ 555 sq ft

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