







Flat 4, The Captains

Embankment Road, Kingsbridge, TQ7 1JZ

An immaculately presented one bedroom ground floor apartment situated within close proximity of the Kingsbridge and Salcombe estuary, a short level walk into the town centre.

Positioned on the ground floor, this delightful property enjoys marble flooring throughout. The apartment comprises entrance hall with ample room for coats and shoes, a naturally light and bright living room / diner and kitchen with a range of floor and wall mounted units, integrated appliances, white goods and separate access. The bedroom is generously sized with fitted storage units and Jack and Jill bathroom comprising bath with shower over, w/c, pedestal hand basin, heated towel rail and bidet. The property also benefits from a study and storage area situated between the living space and bedroom as well as a private off road parking space.

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. The delightful town enjoys an abundance of amenities and facilities including a wide range of shops, churches, cottage hospital, health centre and a sports centre with indoor swimming pool. The town also has a library, primary school and highly rated secondary school. Kingsbridge is surrounded by the renowned South Hams coastline with a large number of beaches to enjoy and spectacular scenery stretching from Dartmouth in the West to Plymouth in the East.

An immaculately presented one bedroom ground floor apartment situated within close proximity of the Kingsbridge and Salcombe estuary, a short level walk into the town centre and nearby amenities.

- **Nearby Eastury Access**
- **Naturally Light & Bright**
- **Marble Flooring Throughout**
- **Short Walk to the Town Centre**
- **Off Road Parking**
- **Holiday Let Potential**
- **Close to Amenities**
- **Spacious Accomodation**
- **Ideal Investment Opportunity**
- **No Onward Chain**

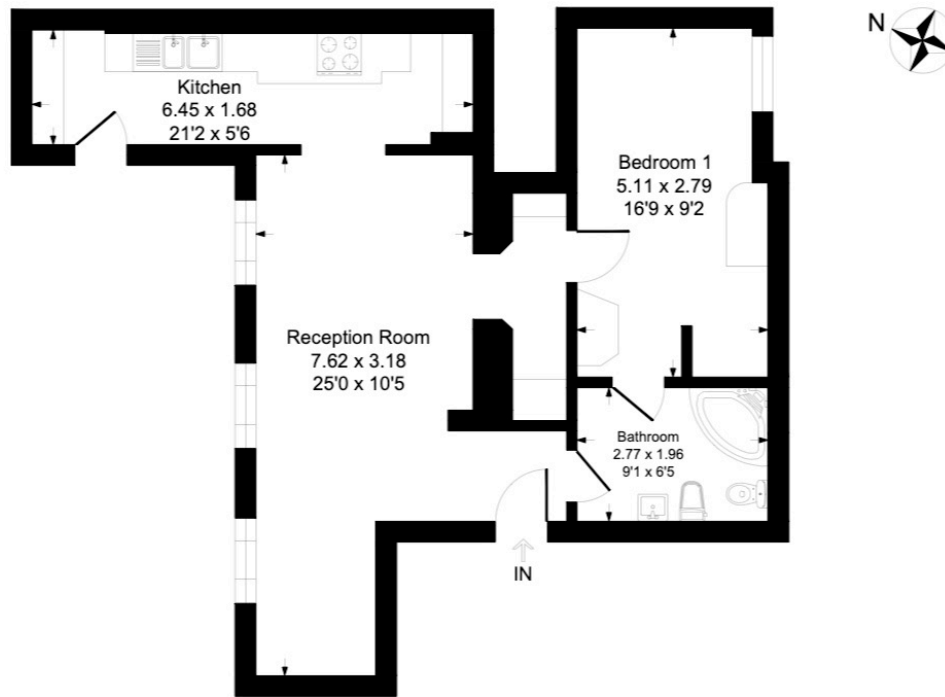


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Flat 4, The Captains House, Embankment Road, Kingsbridge, TQ7 1JZ

Approximate Gross Internal Area = 59.2 sq m / 638 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band B

TENURE

Leasehold

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800 178.

DIRECTIONS

From Kingsbridge Quay proceed along the A379 towards Torcross, continue past the Crabshell Inn and Flat 4 will be found a short distance thereafter on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		