



## FLAT 3 THE QUAY BRIDGE STREET KINGSBRIDGE

£850 Per

A lovely 1 bedroom apartment in the heart of Kingsbridge



- Grade II Listed Apartment • 20 minute drive to Salcombe and Totnes • Eateries and restaurants located nearby

### Full Description

Flat 3 at The Quay - an extraordinary converted one bedroom apartment nestled within the distinguished Grade II listed building in the heart of Kingsbridge. This home seamlessly blends modern living with enduring character.

Situated on the second floor, access is through a beautiful communal staircase and lobby with the original skylight, setting the stage for a grand entrance.

Step into a hallway with oak engineered flooring, leading the way to a spacious open-plan kitchen, dining, and living area. Bathed in natural light, this space boasts continued oak flooring, a custom-fitted kitchen with integrated appliances. Picture-perfect sash windows offer charming views of Kingsbridge High Street. The ideal setting for dining, entertaining, or simply enjoying the vibrant surroundings.

The master bedroom provides built in cupboards, complemented by a well-appointed bathroom room ensuring a comfortable and luxurious living experience.

Discover the charm of Kingsbridge, a sought-after market town nestled at the estuary's head in the exquisite South Hams, an officially designated 'Area of Outstanding Natural Beauty.' Advantageously situated, The Quay boasts a prime location in Kingsbridge, here, you'll find a delightful array of local and independent shops, renowned dining experiences like the Old Bakery and Twenty Seven by Jamie Rogers, as well as cosy pubs such as The Crabshell inn or Old Warehouse. Along with two supermarkets, a convenient petrol station, a cinema, a leisure centre complete with a swimming pool, tennis courts,

medical facilities, a community hospital, schools, and churches, Kingsbridge preserves its small-town essence and tight-knit community.

Kingsbridge Academy stands out as one of the top-rated educational institutions in the UK, ensuring a bright future for your family. Engage in regular sports activities, explore vibrant markets, and partake in exciting social events. The estuary offers boat moorings and water sport activities, while convenient public transport and well-connected road links lead to nearby gems like Dartmouth, Salcombe, and neighbouring towns. With an abundance of pristine beaches, hidden coves, and breathtaking coastal and countryside walks, nature enthusiasts will be in their element.

Services: Main electricity, water and drainage. Electric boiler providing central heating and hot water.

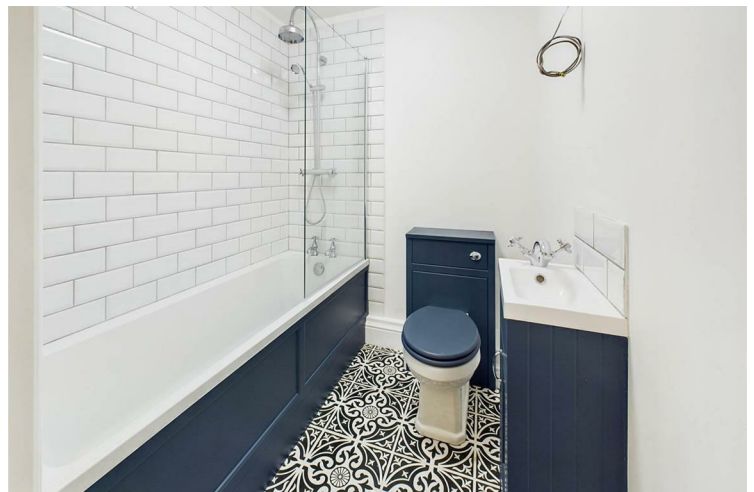
Council Tax band: To be determined.

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

EPC-D

Letting- The property is available to rent on an Assured Shorthold tenancy. It is unfurnished. If pets are considered the rent will be increased by £25.00 pcm. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

Holding Deposit And Tenant Fees - This is to reserve a property.





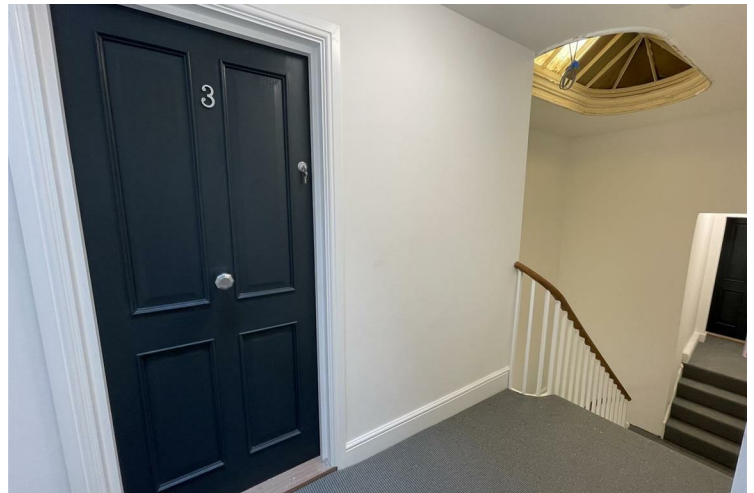
- Walking distance of all Amenities • Located in the heart of Kingsbridge • Spacious 1 bedroom apartment

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

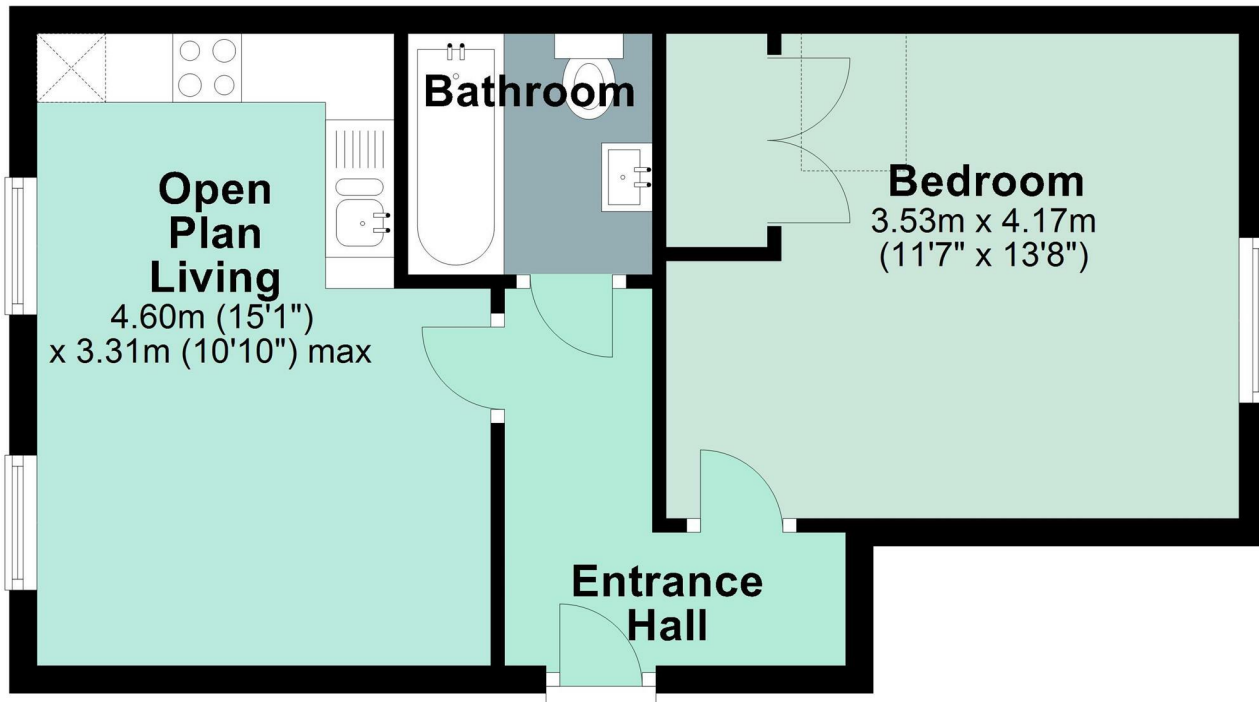
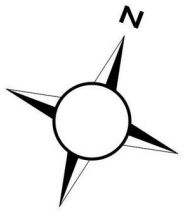
**IMPORTANT NOTICE:** We would like to inform prospective renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the

property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



## Second Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 37.2 sq. metres (400.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating:**      **Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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