

FLAT 6, THE MOORINGS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

FLAT 6, THE MOORINGS

Description

The Moorings is a unique development of high-quality apartments, built in the early 1990s, set within beautifully landscaped gardens situated on the banks of the Salcombe/Kingsbridge estuary and only a short level walk along the embankment into the centre of town and all the amenities and transport links it has to offer.

Apartment 6 is a beautifully presented apartment with stunning views up the estuary towards town, down the estuary towards Salcombe and to open countryside beyond. The apartment is situated on the first floor of the building and can be accessed via a lift or stairs and has a phone intercom system allowing easy access for guests.

Accommodation

The entrance hall houses the phone intercom system, built-in storage cupboard and boiler/airing cupboard. The bright and spacious sitting/dining room has a large 'V' shaped bay window allowing you to take advantage of the superb views a feature fireplace and glazed door giving access out onto the recently renewed timber decked balcony which is a lovely place to sit and take-in the tranquil surroundings. The kitchen has a range of floor and wall-based units with integrated oven and hob plus there's space for a table and chairs. There are two double bedrooms, both with built-in wardrobes, an en-suite shower room to bed 1 and a separate bathroom, both fully tiled and superbly finished.

The apartment comes with a hard standing space for a small boat.

A running mooring on the foreshore is available to rent through Salcombe Harbour Authority.

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 - toddler.passages.materials

From the centre of Kingsbridge proceed along the A379 Dartmouth coastal road with the estuary on your right-hand side. Go past the Crabshell Inn and The Moorings development will be found a short way along on the right.



PROPERTY DETAILS

Property Address

Flat 6, The Moorings, Embankment Road, Kingsbridge, Devon TQ7 1LP

Mileages

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

Services

Mains electricity, water and drainage. Electric storage heaters. Allocated parking for 2 vehicles in spaces no's 14 and 15. Key fob for the entrance gates. CCTV outside each apartment block. Phone entry into apartment.

Tenure - Leasehold. 999 years from June 1991.

Maintenance/service charges - Approximately £3,500 per annum (includes water rates circa £800), paid in 4 quarterly installments. Peppercorn ground rent. Covers upkeep of the buildings, communal areas, outdoor spaces and insurance.

EPC Rating - Band C. Current: 80, Potential: 84

Council Tax - Band F

Authority

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

Key Features

- Beautifully presented first floor apartment
- Stunning views up an down the estuary to open countryside beyond
- Spacious sitting/dining room with feature fireplace
- Access to the covered balcony from the sitting room and bed 1
- Well-equipped kitchen/dining room
- Two double bedrooms
- 2 owned parking spaces
- Designated storage space in external store, plus assigned additional storage space in the undercroft
- Easy, level walk into town and amenities

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.

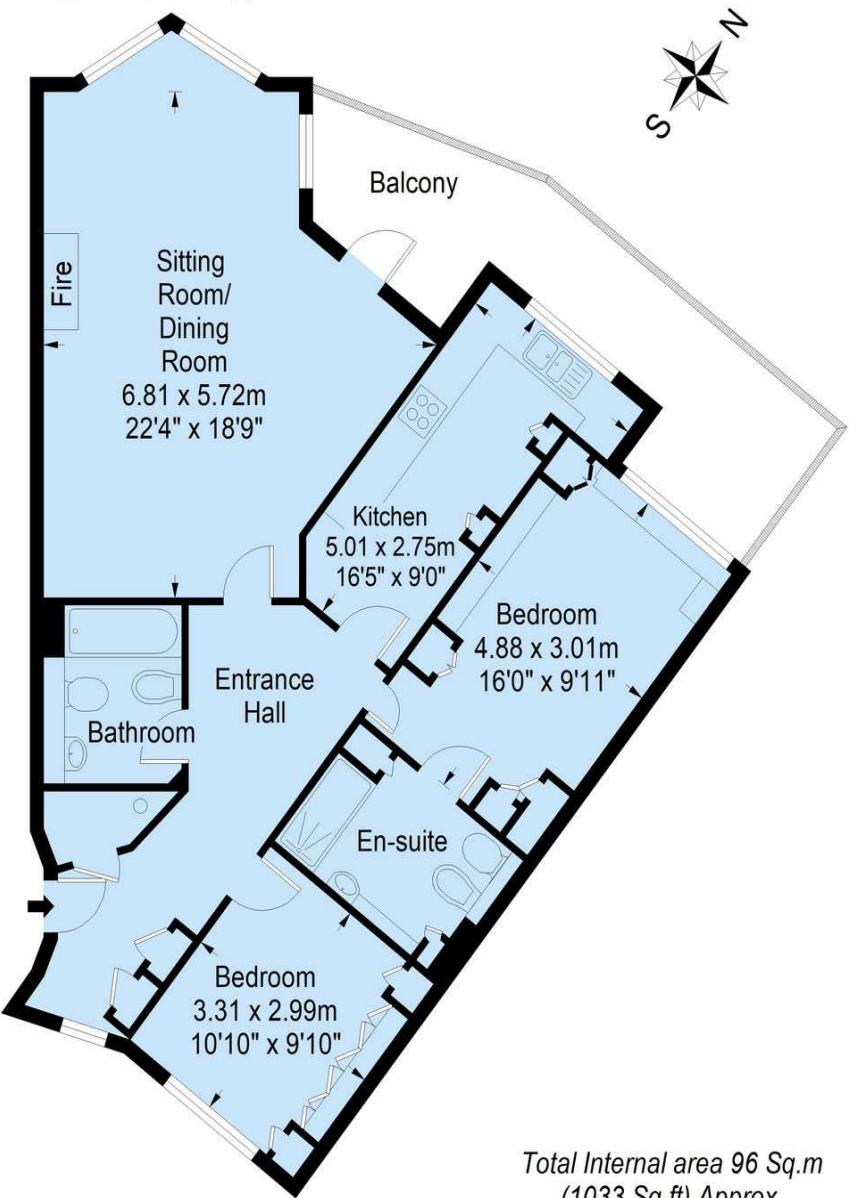
Viewing

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.



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