



3 RIVERSIDE  
KINGSBRIDGE • TQ7 1LJ



## 3 RIVERSIDE

---

### FIRST FLOOR

Entrance Hallway | Living Room | Dining Room | Kitchen |  
Bedroom 1 | Bedroom 2 | Shower Room | WC

### EXTERNAL

Single Garage | Balcony | Well Maintained Communal Gardens



“Bright apartment with estuary views, two bedrooms, garage, and level town-centre access.”...

Situated in the desirable Riverside apartment block, this first-floor apartment offers bright and airy living with a seamless connection to the outdoors. The open-plan living area features large doors that open onto a balcony, where you can enjoy peaceful estuary views.

- Level walk to the town centre, shops, and local amenities
- Balcony offering uninterrupted estuary views
- Previously a successful holiday let
- Single garage included for secure parking and storage
- No onward chain

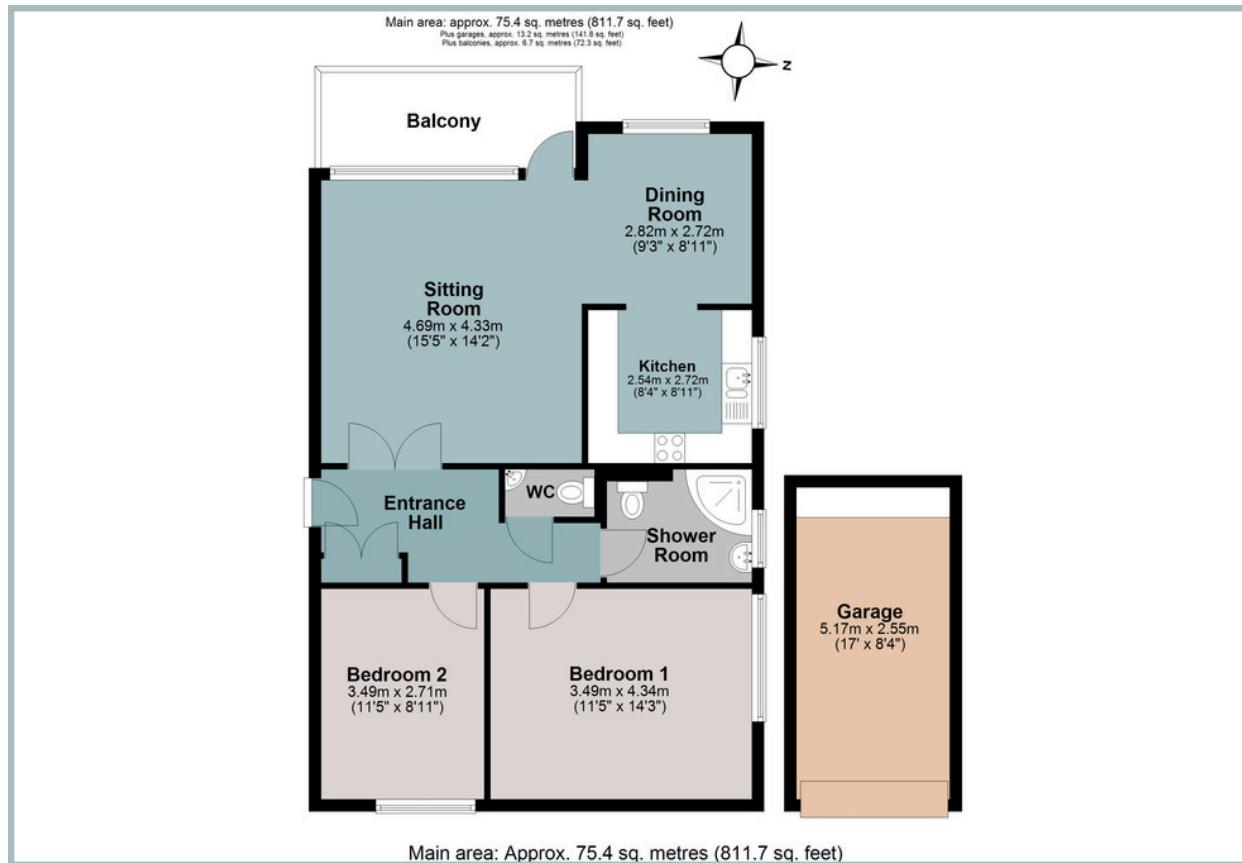
The dining area, positioned just off the living room, benefits from the same scenic outlook and a thoughtful partially open-plan layout, creating a natural flow. The modern kitchen is accessible from the dining space and comes complete with a range of wall and floor cupboards and contemporary appliances.

The apartment features two spacious double bedrooms, complemented by a well-appointed shower room and a separate W/C, providing practicality and comfort.

Additional benefits include a single garage, offering secure parking and storage. Combining modern living with a tranquil setting, this apartment in Riverside is a truly desirable home.



TOTAL APPROXIMATE AREA: 75.4 SQ M 811.7 SQ FT



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales 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 buy, 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.



58 FORE ST, KINGSBRIDGE TQ7 1NY  
kingsbridge@charleshead.co.uk  
01548 852352  
www.charleshead.co.uk

Tenure: Leasehold of 199 years from 1970.

Council Tax Band: Business Rated.

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas Central Heating

Service Fee: Approx. £2,266.41 per annum paid in two instalments. Approx. £12 for ground rent per annum.

EPC: Current D (67) Potential C (76)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: From Kingsbridge town centre drive along Embankment Road you will find Riverside on your left.

What Three Words: //tooth.protected.princes

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles