



CHI

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

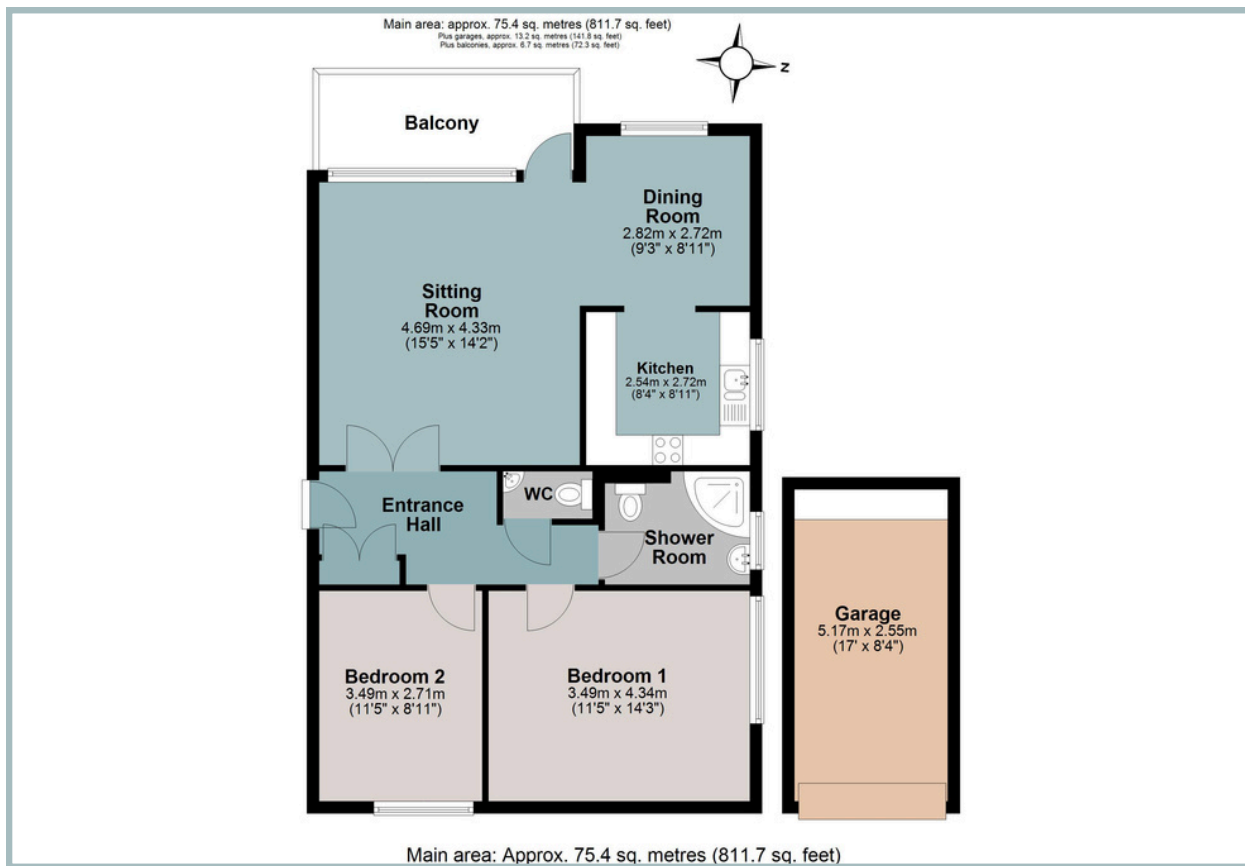
The dining area, positioned just off the living room, benefits from the same scenic outlook and a thoughtful partially open-plan layout, creating a natural flow. The modern kitchen is accessible from the dining space and comes complete with a range of wall and floor cupboards and contemporary appliances.

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



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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