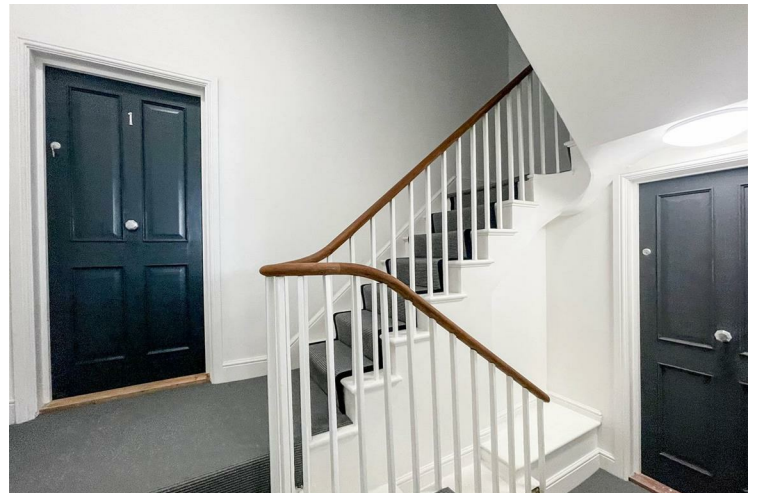


## FLAT 1 THE QUAY BRIDGE STREET KINGSBRIDGE

£1,050 Per

Introducing Flat 1 at The Quay - an extraordinary converted 2 bedroom apartment nestled within the distinguished Grade II listed building in the heart of Kingsbridge.



- Estuary views • Short drive to beaches including Bantham, Thurlestone and Hope Cove • Large open plan living space with wonderful natural light

### Full Description

Introducing Flat 1 at The Quay - an extraordinary converted 2 bedroom apartment nestled within the distinguished Grade II listed building in the heart of Kingsbridge. This home seamlessly blends modern living with enduring character and benefits from high ceilings, spacious layout, and classic sash windows.

Situated on the first floor, access is via a communal staircase and lobby. Step into a hallway with high ceilings and 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, and an inviting island. Picture-perfect sash windows with window seats offer charming views of Kingsbridge High Street and Kingsbridge Estuary, creating an ideal setting for dining, entertaining, or simply enjoying the vibrant surroundings.

The master bedroom provides further central town views, complemented by a well-appointed shower room and a second bedroom, ensuring a comfortable living experience.

Enhancing its appeal, The Quay showcases a thoughtful high-end renovation and conversion, revitalising one of Kingsbridge's most iconic buildings. It offers a blend of convenience, style, classic charm, and understated elegance.

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- Commissioned and awaited

Letting- It is unfurnished. 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. 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



- Grade II Listed Apartment • Eateries and restaurants located nearby • 20 Minutes drive to Salcombe and Totnes • Located in the heart of Kingsbridge

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.

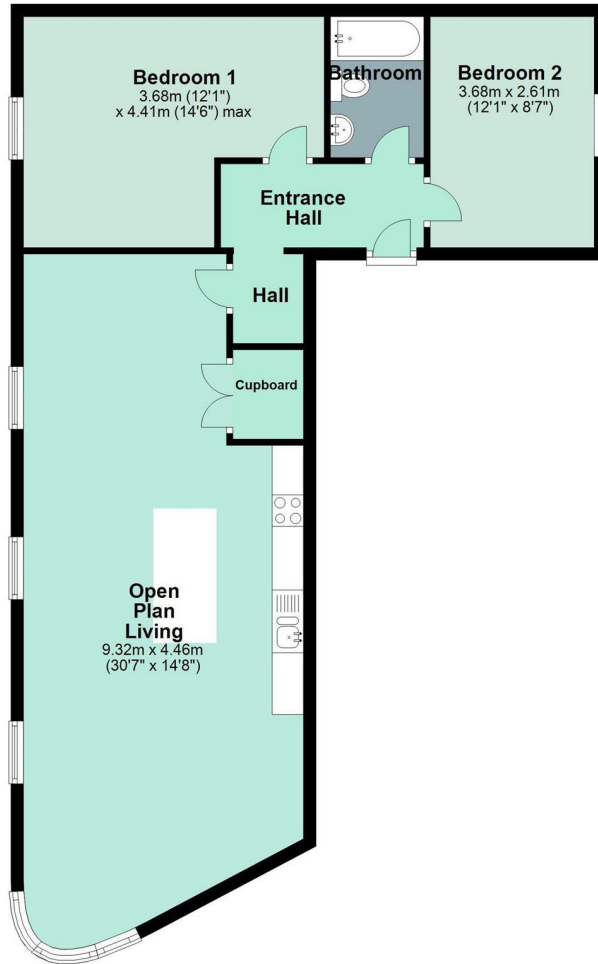
Tenant Protection - Charles Head Estate Agents are a member of The Property Redress Scheme, Propertymark Client Money Protection Scheme and The Property Ombudsman.

**IMPORTANT NOTICE:** The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2. The condition of the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not necessarily included in the sale or tenancy unless expressly stated 4. Any mention of modifications, planning permissions, or potential uses of the property does not imply that necessary permissions have been obtained. Interested parties should conduct their own investigations 5. Property descriptions are subjective and reflect opinions intended to give a general impression rather than detailed or definitive statements. For any aspects of particular importance, clarification should be sought

before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling.



**First Floor**  
Approx. 79.5 sq. metres (855.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

Kingsbridge Lettings  
58 Fore Street  
Kingsbridge  
Devon  
UK  
TQ7 1NY

01548 852352  
lettings@charleshead.co.uk  
<https://charleshead.co.uk/>

