

FLAT 7 RIVERSIDE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

Flat 7 Riverside

Description

This beautifully light and airy second-floor apartment enjoys sweeping views over the estuary and the surrounding countryside, creating a wonderfully tranquil setting. From the entrance hall, with its practical built-in storage you step into an impressive sitting room, where a full-length glazed picture window and door opens onto a covered balcony. Whether you're relaxing indoors or enjoying the fresh air outside, the panoramic outlook across the estuary and towards Tackets Wood is truly captivating. The kitchen has fitted floor and wall units to three sides and enjoys the same fantastic views, and a separate utility room with built-in storage cupboards, fitted units and plumbing is an added bonus.

The apartment provides three good size double bedrooms, bed 3 overlooks the side aspect, bed 2 is to the rear, it has built-in wardrobes and benefits from the use of a fully tiled bathroom with shower above the bath. Bed 1 is at the front overlooking the estuary and also has built-in wardrobes. Completing the accommodation is a fully-tiled shower room fitted with a white suite, including a corner shower cubicle, wash basin, storage units and WC.

Outside, residents can enjoy use of the attractive communal gardens, while a single garage and allocated parking space and additional parking area to the rear offer convenient and secure storage and parking options.

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 - [rewriting.offline.sport](https://www.what3words.com/)

From the quay at the head of the Kingsbridge/Salcombe Estuary in the centre of town continue along the Embankment, with the estuary on your right, Riverside will be found on the left before you reach The Crabshell Inn.



PROPERTY DETAILS

Property Address

Flat 7, Riverside, Embankment Road, Kingsbridge, Devon TQ7 1LJ

Mileages

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

Services

Mains electricity, water and drainage. Storage heaters.

EPC Rating

Band D. Current: 56 D, Potential: 76 C

Council Tax Band

E

Tenure

Leasehold - 199 years from 1969.

Service/maintenance charge approx. £3172.96 per annum.

Ground rent approx. £22.00 per annum.

Authority

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

Tel: 01803 861234.

Key Features

- Bright and spacious second floor apartment
- Fantastic views to the estuary and surrounding countryside
- Sitting room with covered balcony
- Fitted kitchen and separate utility room
- En-suite bathroom and a shower room
- 3 large double bedrooms
- Garage and one allocated parking space
- Short, level walk to town and amenities

Fixtures & Fittings

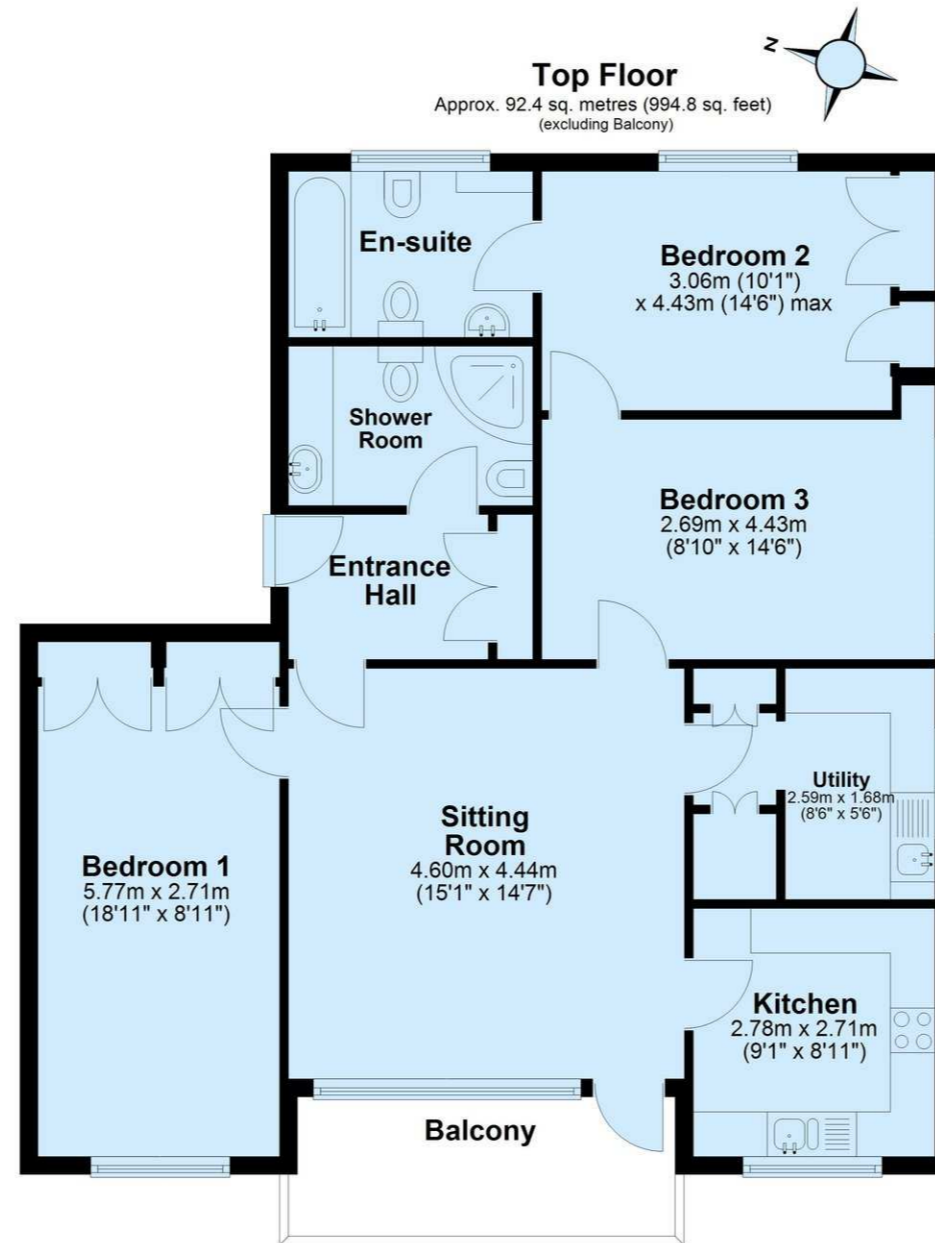
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 92.4 sq. metres (994.8 sq. feet)

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Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590