

IA ESTUARY VIEW KINGSBRIDGE




MARCHANT PETIT
COASTAL, TOWN & COUNTRY

IA ESTUARY VIEW

Description

This beautifully presented property offers spacious and versatile accommodation arranged over three floors, with a wonderful combination of contemporary living space, impressive views and flexible accommodation.

The second floor is particularly appealing, featuring a generous open-plan sitting and dining room, flooded with natural light and complemented by bi-fold doors opening onto a superb balcony that spans the full width of the property. This exceptional outdoor space provides the perfect setting for relaxing, entertaining or simply sitting back and enjoying the views towards the estuary.

The well-appointed kitchen is fully fitted with an extensive range of wall and floor-mounted units arranged along three sides, together with integrated appliances and a pleasant outlook to the front of the property.

On the first floor, there are two comfortable double bedrooms, with the principal bedroom benefiting from its own en-suite facilities, alongside a further well-appointed shower room.

The ground floor offers an additional level of flexibility with a self-contained one-bedroom annexe, complete with its own private entrance. This versatile space is ideal for accommodating family and friends, providing independent living for guests, or potentially generating an income as a holiday let, subject to any necessary consents.

Externally, the property further benefits from a useful carport with a storeroom to the rear, together with an allocated parking space.

Overall, this is an appealing and versatile home, combining generous accommodation with some estuary views and excellent potential for a variety of lifestyles.

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. The town boasts an excellent primary school and a community college which was judged "outstanding" by Ofsted. 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 - [league.gymnassium.conned](https://www.what3words.com/league.gymnassium.conned)

From the quay in the centre of Kingsbridge take the A379 Dartmouth Road heading out of town with the Embankment on your right-hand side. Go past the Crabshell Inn and Jewson's, then just before the road bears left Estuary View will be found on your left-hand side.



PROPERTY DETAILS

Property Address

1a Estuary View, Embankment Road, Kingsbridge, Devon TQ7 1JZ

Mileages

Salcombe 6 miles; Dartmouth 12 miles; Totnes with Rail link to London Paddington 13 miles; A38 Devon Expressway 10 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, water and drainage. Electric storage heaters.

EPC Rating

Band F. Current: 29, Potential: 71

Council Tax Band

Main house - currently busines rated
Annexe - A

Tenure

Freehold

Authority

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

Key Features

- Superb detached property
- Open plan living area with large balcony
- Modern fitted kitchen
- Two double bedrooms
- Shower room and en-suite
- Self-contained 1-bed annexe
- Carport, storage and 2 allocated parking spaces
- Views towards the estuary + short level walk into amenities of town

Fixtures & Fittings

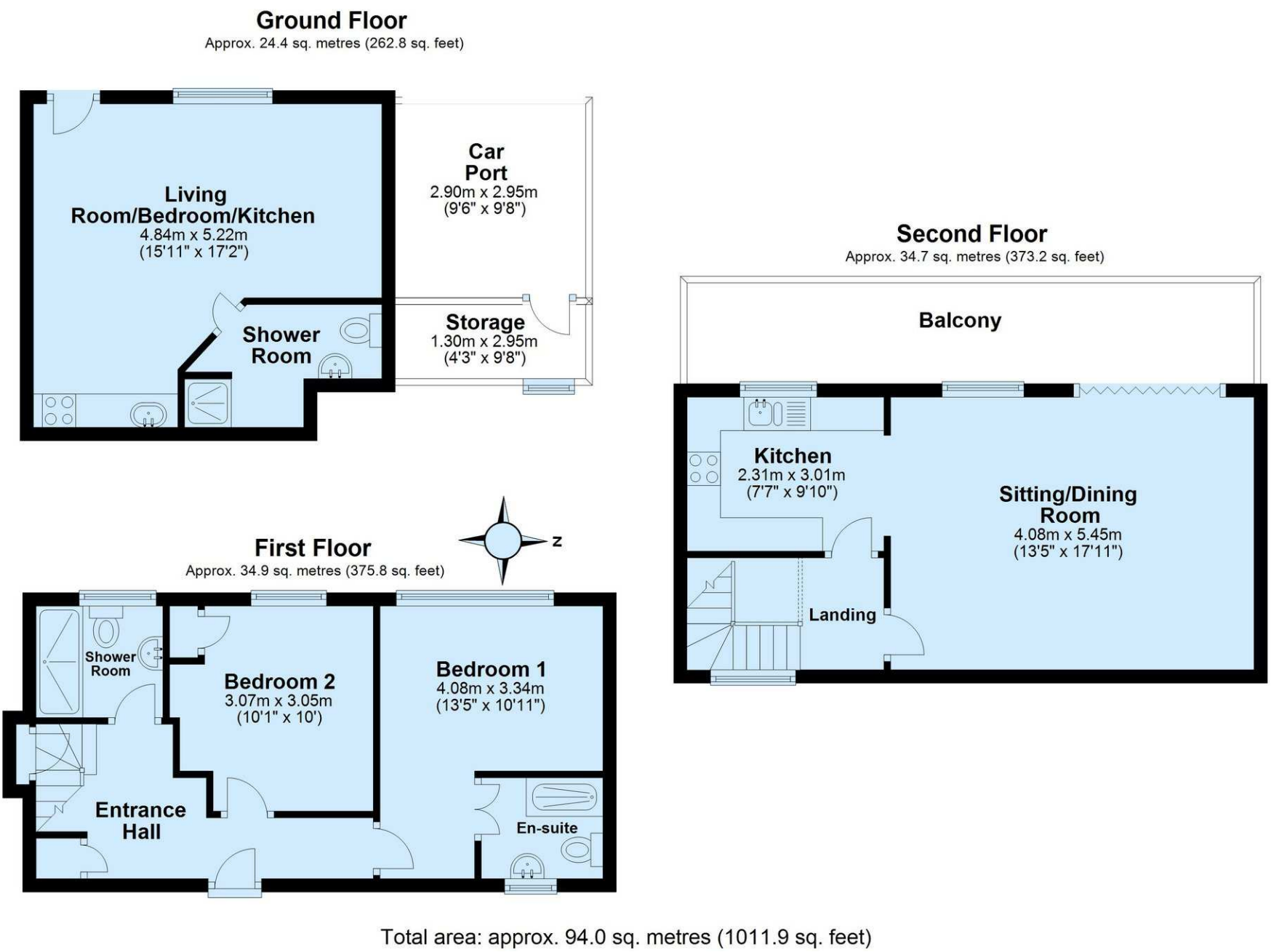
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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