Flat 3, The Moorings Embankment Road

Kingsbridge

Price £595,000

Freeborns
ESTATE AGENTS

Flat 3, The Moorings Embankment Road, Kingsbridge, TQ7 1LP

Flat 3, The Moorings offers an exceptional gateway to coastal living and maritime recreation. Rare, dedicated nautical assets include: a boat park space, direct slipway estuary access from beautiful communal gardens and potential wall running moorings (subject to Salcombe harbour authority approval). The ground floor apartment is fully modernised and can be enjoyed as a permanent residence, second home or continued as a successful holiday let.

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

An exceptional opportunity to acquire a fully modernised, ground-floor waterside apartment within a highly sought-after gated development. It offers the versatility of being a permanent residence, a private waterside second home, or a continued highly successful holiday-let investment, presented to the market in true 'turnkey' condition. Freeborns Estate Agents are delighted to present Flat 3, The Moorings, which has been owned and enjoyed by different generations of the same family since it was built in 1991. It comes with its own rare and highly desirable assets: a private, legally assigned boat 'park space', an allocated level car parking space, slipway access to the estuary from the gardens, the chance of a running mooring from the garden wall (subject to Salcombe Harbour availability), and complex-permitted pets (with board approval).

Uniquely positioned on the ground floor, this superb property boasts wonderful estuary views towards the popular Crabshell Inn and the town, enjoying beautiful afternoon and evening sunshine. Every window in the apartment overlooks the communal gardens and the picturesque Salcombe estuary.

The Moorings Development

The Moorings is a premium, secure gated community featuring CCTV and level access to both the beautiful communal gardens and the nearby amenities of Kingsbridge town. The complex is highly regarded and caters to a diverse, mixed-age demographic of permanent residents, second-home owners, and holidaymakers. Residents benefit from glorious, weekly-maintained communal gardens that extend along the waterfront, alongside excellent nautical facilities. The management company maintains the exterior spaces meticulously, and the property benefits from an allocated, level parking space along with ample visitor parking and two EVC points.

Accommodation Description

Communal Entrance Hall
Tastefully decorated with Karndean flooring and electric heating.

Private Hallway Welcoming entrance hall featuring durable Earthwerks LVT flooring, recessed LED ceiling lights, and a modern WIFI-operated wall-mounted electric radiator (installed in each room throughout Flat 3). The hallway boasts excellent storage options including a spacious airing cupboard.

Lounge
A bright and beautifully appointed reception room with LVT flooring and a wall-mounted electric radiator. The room features a distinctive V-shaped walk-in bay window with uPVC double-glazed units, framing the fantastic views of the estuary. A uPVC door provides direct access to Flat 3's private patio.

Kitchen
Tastefully modernised in November 2025, featuring a good range of base and eye-level units with worktops over. Appliances included in the sale are: an electric oven (2024), under-counter fridge (2024), dishwasher (2025), and a washing machine. Finished with practical vinyl flooring, a wall-mounted electric radiator, and a uPVC window.

Bedroom 1
Generous principal bedroom featuring LVT flooring, two double built-in wardrobes, a wall-mounted electric radiator, and a uPVC window offering stunning water views and a large, locked owner's cupboard.

En-Suite Bathroom
Refitted in 2020, this modern three-piece suite comprises a low-level WC, a wash hand basin with storage underneath, and a high-quality enamel panelled bath with a glass screen and twin shower heads over. Complete with a chrome ladder-style heated towel rail, wall mirror, part-tiled walls, vinyl flooring, recessed LED ceiling lights, and an extractor fan.

Bedroom 2
A comfortable second double bedroom with LVT flooring, a built-in double wardrobe, wall-mounted electric radiator, and a uPVC window with waterside views towards Kingsbridge.
Shower Room Also refitted in 2020, featuring a large walk-in shower with heavy duty non-slip tray with a glass screen and dual shower heads. Includes a low-level WC, wash hand basin with storage underneath, wall mirror, part-tiled walls, ladder-style heated towel rail, LED ceiling lights, and an extractor fan.

Outside & Nautical Features
• Private Patio: A part-covered private patio area with a recently added shallow stone step for easy access. The ground-floor position of Flat 3 offers a large space, providing ample room for a parasol and direct access to the lawns for sun loungers and quick access for those coming in from water activities or with pets.
• Boat Parking & Storage: A rare and highly desirable asset, Flat 3 includes its own private, legally assigned boat 'parking space'.
• Communal Facilities: Owners have use of a communal boat shed for storing engines and paddles, as well as a heated undercroft storage area.
• Slipway & Moorings: The property is situated very close to the slipway for easy launching and recovery. Running moorings from the garden wall are also available, subject to approval and availability via

the Salcombe Harbour Authority.

Investment & Lifestyle Potential
Currently operating as an extremely successful 4.5-star holiday let through Toad Hall Cottages in Kingsbridge, the property enjoys high occupancy rates and a large amount of returning guests. For buyers interested in an investment, the property can be sold as a going concern with future bookings honoured, providing immediate income. Several larger pieces of furniture and business-owned items may be available by separate negotiation.

Alternatively, the apartment can easily revert to a luxurious permanent residence or a private second home, subject to an agreed completion timeframe to respect existing guest bookings. The apartment features full fibre-optic broadband, newly updated electrics (EICR Feb 2025), and modern double glazing throughout.
Viewing is highly recommended to fully appreciate the position, quality, and lifestyle on offer.

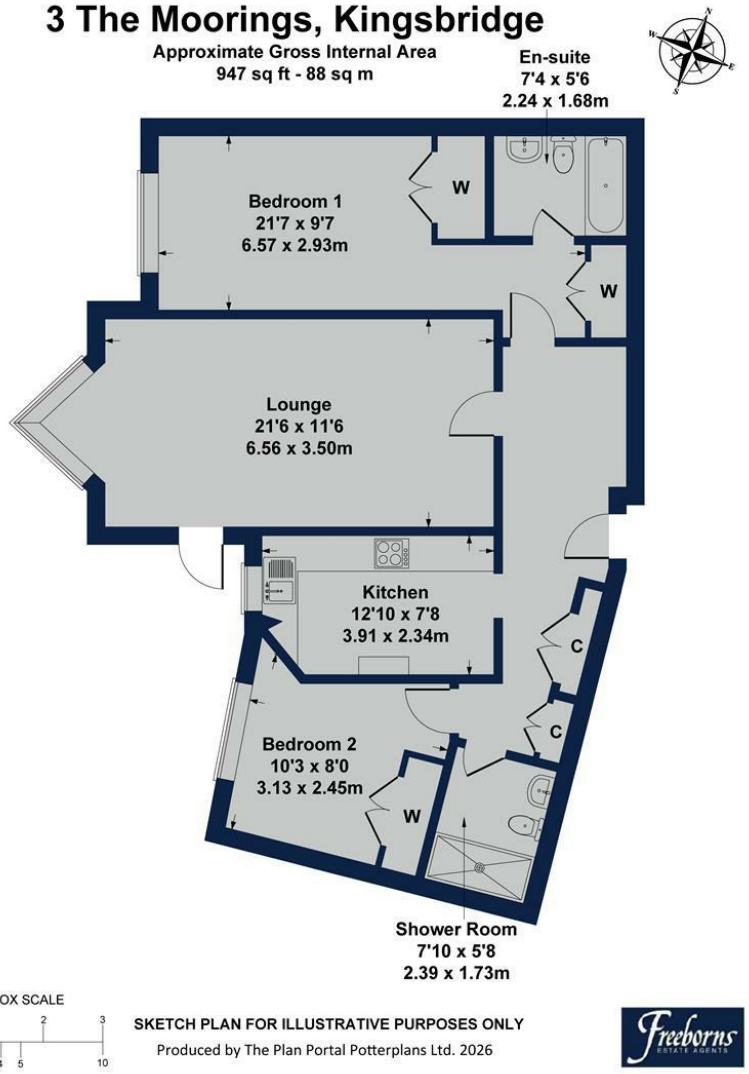
Business Rates
Current rateable value (1 April 2026 to present) £3,900.
Currently exempt thanks to small business rates relief.

Distances to places of interest: (all approximate estimates)
Salcombe (2.6 miles)
Dartmouth (10.5 miles)
Plymouth (17.7 miles)
Totnes train station (11.4 miles)
Dartmoor national park - the moors - (10.8 miles)
East Portlemouth beach (2.9 miles)

CONSUMER PROTECTION FROM UNFAIR TRADING:
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

3 The Moorings, Kingsbridge

Approximate Gross Internal Area
947 sq ft - 88 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by The Plan Portal Potterplans Ltd. 2026

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