



5, Salt Quay Moorings



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Embankment Road, Kingsbridge, Devon TQ7

11 NI

Town and bus stop 0.1 mile, Salcombe 6 miles. Torcross beach 6 miles.

A conveniently located ground floor, one bedroom & one study room apartment within easy walk of the town and estuary. Now requiring some updating this apartment is available with no onward chain. Patio garden, and private secured garaged parking.

- Ground Floor Retirement Apartment
- One Bedroom & One Study Room
- Open-Plan Sitting Dining Room
- Private Patio Terrace
- Communal Sitting Room
- Garage Parking Available
- Close To Town Amenities And The Estuary
- No Onward Chain
- Leasehold
- Council Tax Band: D

Guide Price £175,000

SITUATION

Salt Quay Moorings is located on the favored Embankment, some 300 yards level walking distance of the town centre with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools, bus and taxi station and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach.

DESCRIPTION

The apartments were built in the late 1980s and comprise just 24 easily managed properties for those over 60 years of age. Number 5 is located on the ground floor at the front of the building and enjoys a flat patio area and direct access out to the surrounding neighbourhood and estuary.



ACCOMMODATION

Number 5 is located on the ground floor at the front of the building and enjoys a flat patio area and direct access out to the surrounding neighbourhood and estuary.

A generous hallway provides access into the property with a side door into the kitchen. Study room is on the right-hand side of the hallway. There is a spacious bathroom currently fitted with a bath and shower over. Airing cupboard. The living / dining room is well proportioned with double glazed doors into the kitchen fitted with a range of units with an electric oven and washer dryer.

Bedroom 1 is located at the front of the property and benefits from a glazed door leading directly out to the private patio.

OUTSIDE

Both the living room and main bedroom enjoy direct access out to a private patio area. There are also a few steps up with private access out to Embankment Road and the estuary just across the road and provides a level walk into the town. The apartment benefits from secure, garage parking.

SERVICES

Mains electricity, water and drainage. Emergency alarm pull cords throughout.

Super fast broadband is available at this location. Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

TENURE

Leasehold 125 years from 22.03.1988 with 88 years remaining. Service charges £229.00 per month to include ground rent.

LOCAL AUTHORITY

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

DIRECTIONS

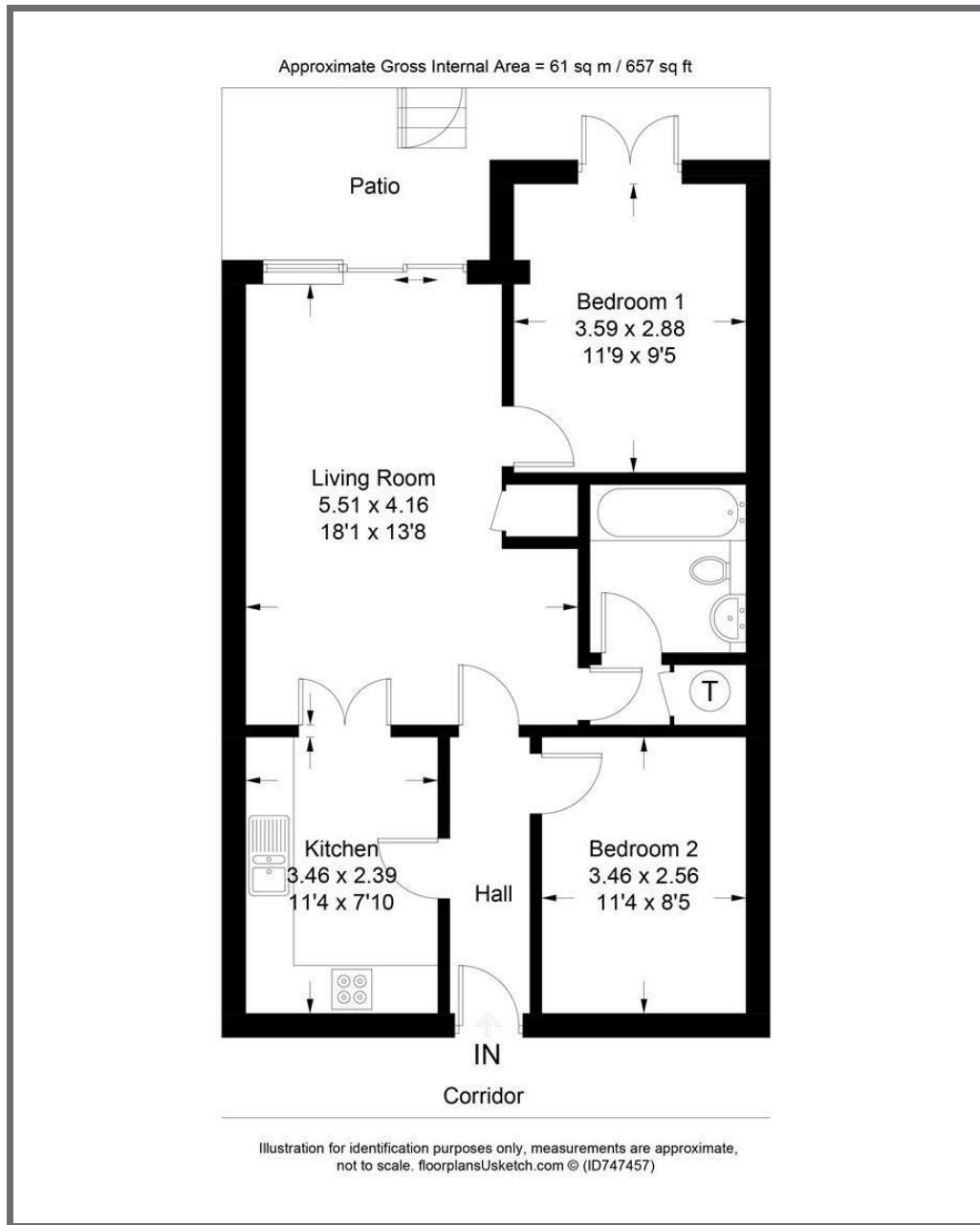
From the centre of Kingsbridge head down the A379 heading towards Torcross where Salt Quay Moorings can be found shortly on your left along Embankment Road.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 77 | 80 |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

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