

8 CRABSHELL QUAY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

8 CRABSHELL QUAY

Description

Being located on the banks of the Kingsbridge/Salcombe estuary this stylish first floor apartment not only has magnificent views up and down the estuary to open countryside beyond, it also comes with a covered allocated parking space with room to store bikes and boards, and has direct water access giving potential for mooring a boat, subject to permissions from the Harbour Master.

Internally this incredibly spacious apartment offers approximately 923.5 sq feet of accommodation comprising entrance hall with built-in store cupboards, utility cupboard, family bathroom, 3 bedrooms, with the principal benefiting from fantastic estuary and countryside views and an en-suite shower room. The heart of the apartment is the bright and spacious open plan kitchen/dining/sitting room which also enjoys the stunning water and countryside views. The kitchen area has plenty of floor and wall units with integrated appliances, there's ample room for a dining table and chairs and off the sitting area are glazed doors opening onto the good-size covered balcony which is a fantastic place for entertaining or simply relaxing and enjoying the picturesque surroundings.

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 center, 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 - flattered.congratulations.splashes

From the quay in the center of Kingsbridge, take the A379 Dartmouth coastal road, leaving the town with the estuary on the right hand side. Crabshell Quay apartments will be found just before the Crabshell Inn on the right-hand side.



PROPERTY DETAILS

Property Address

8 Crabshell Quay, Embankment Road, Kingsbridge, Devon TQ7 1JX

Mileages

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

Services

Mains electricity, gas, water and drainage. Gas central heating/hot water.
Gated entrance. Security intercom.

EPC Rating - Band C - Current: 75, Potential: 81

Council Tax - Band F

Tenure

Leasehold - 999 years from 2003.

Maintenance/service charge - approx £3,500 per annum

Ground rent - approx £125.00 per annum

Authority

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

Key Features

- Superbly presented first floor apartment
- Fantastic views up and down the estuary
- Spacious open plan kitchen/dining/sitting room
- Good size south westerly facing balcony
- 3 bedrooms
- One en-suite shower room and separate bathroom
- Covered, allocated parking and storage space
- Secure gated development
- Level walk in to town/amenities

Fixtures & Fittings

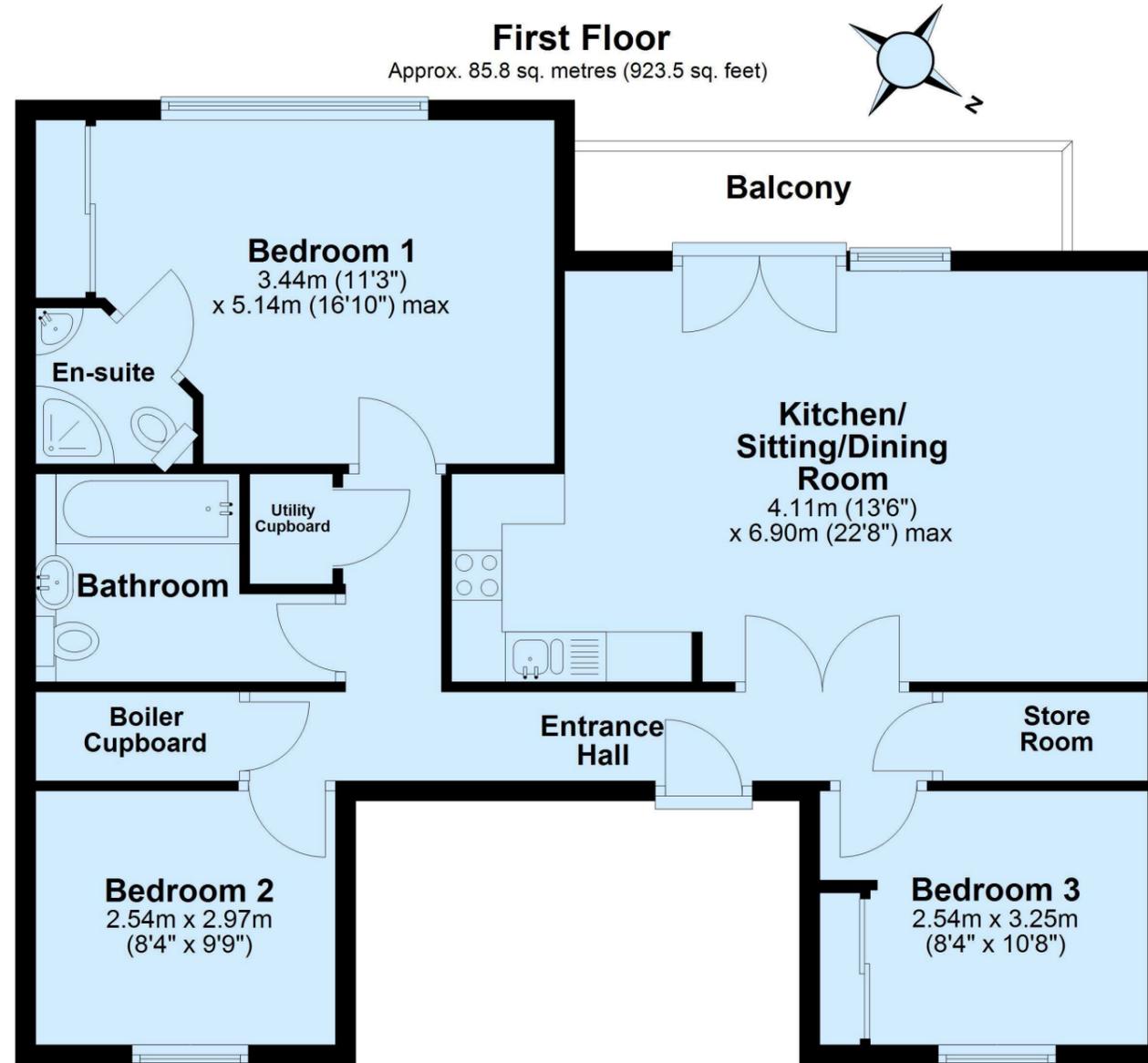
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 85.8 sq. metres (923.5 sq. feet)

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01803 839190

Kingsbridge
01548 857588

Modbury
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Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
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Lettings
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Prime Waterfront & Country House
01548 855590