



Luscombe Maye
Estate Agents



20 Salt Quay Moorings
Embankment Road
Kingsbridge
TQ7 1LN

Guide Price £200,000

Beautiful Estuary and Countryside Views |
Recently Refurbished and Redecorated
Throughout | Balcony enjoying Estuary Views
| Secure Parking | Communal Facilities | EPC
Rating C

- Immaculately Presented Retirement Apartment
- Level Walking Distance to Town Centre
- Two Double Bedrooms
- Newly Fitted Shower Room
- Updated to a High Standard



Full Description

HOW TO GET THERE

Proceed along the A381 Dartmouth Road along the Embankment, shortly after passing the Kingsbridge recreational ground entrance on the left, Salt Quay Moorings Apartments will be seen on the left hand side.

SITUATION

Salt Quay Moorings is situated in a convenient location within level and close walking distance to the popular Crabshell Inn fronting the Salcombe Estuary and a short walk from the town centre and amenities in the market town of Kingsbridge.

Kingsbridge is situated at the head of the Salcombe Estuary and has a Leisure Centre with indoor swimming pool and bowls arena, a Cottage Hospital, the highly regarded Kingsbridge Community College, a variety of restaurants and pubs, a cinema, harbour and boating facilities together with a range of independent shops and two supermarkets.

The South Devon coastline is renowned for spectacular scenery and beaches, stretching from the mouth of the Dart in the east to Plymouth Sound in the west. The nearest beaches at Bantham (Approx. 5 miles) and Slapton Sands (Approx. 6 miles) offer splendid clifftop and coastal walks where you can enjoy the spectacular rugged splendour the South Hams Coastline has to offer.

The popular sailing resort of Salcombe is about 7 miles distant by road, with an excellent range of recreational and shopping facilities and the sandy beaches of East Portlemouth, North Sands and South Sands.

There are golf clubs at nearby Bigbury and Thurlestone, flanking the mouth of the River Avon, and Dartmouth Golf and Country Club about 10 miles distant.

The City of Plymouth, about 21 miles away, has a full range of facilities, including an excellent modern theatre, ferry service to France and Spain, and mainline railway station with direct services to Cornwall, London and the Midlands. The nearby Elizabethan town of Totnes is located about 13 miles away and offers mainline railway services together with a range of local and independent shops and a regular market.

DESCRIPTION

Salt Quay Moorings is a select residential apartment block with 24 apartments providing up to date and easy to maintain properties for the community aged over 60 years old.

There is a warming, welcoming and secure communal entrance with kitchen area and from here stairs or a lift can take you to the correct floor. 20 Salt Quay Moorings is located on the top floor and enjoys beautiful estuary and countryside views from the elevated position.

The property has 2 bedrooms with a spacious living/dining room with full length picture window and sliding door on to the balcony with superb views over the estuary, kitchen and family bathroom.

This immaculately presented apartment has been recently refurbished and completely redecorated with a new kitchen and bathroom installed.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With utility cupboard benefitting from plumbing for a washing machine.

LIVING ROOM

This naturally light and bright room benefits from full length sliding doors giving access the spacious balcony enjoying the fantastic views of the estuary and countryside beyond.

KITCHEN

With a range of contemporary wall and floor units, single bowl sink, Lamona built-in cooker with hob and stainless steel extractor hood over. Window to from elevation enjoying estuary and countryside views.

BEDROOM ONE

A spacious double bedroom with a range of built in storage and window to rear elevation.

BEDROOM TWO

A double bedroom with window to the rear.

SHOWER ROOM

Recently fitted with walk-in shower with Mira unit, hand basin and WC. Heated towel rail.

OUTSIDE

There is undercover and secure parking available within Salt Quay Moorings.

There is also access to all communal areas including a resident's sitting room on the ground floor.

TENURE

Leasehold, there is 125 years remaining on the Lease.

SERVICES

Main electricity, water and drainage. Electric night storage and panel heaters. Emergency alarm pull cords throughout.

COUNCIL TAX BAND

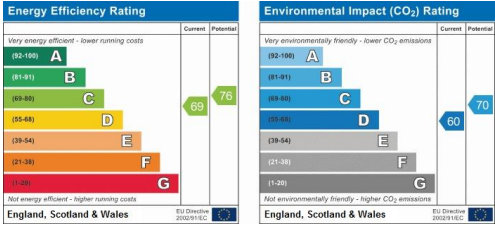
Council Tax Band D.

LOCAL AUTHORITY

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

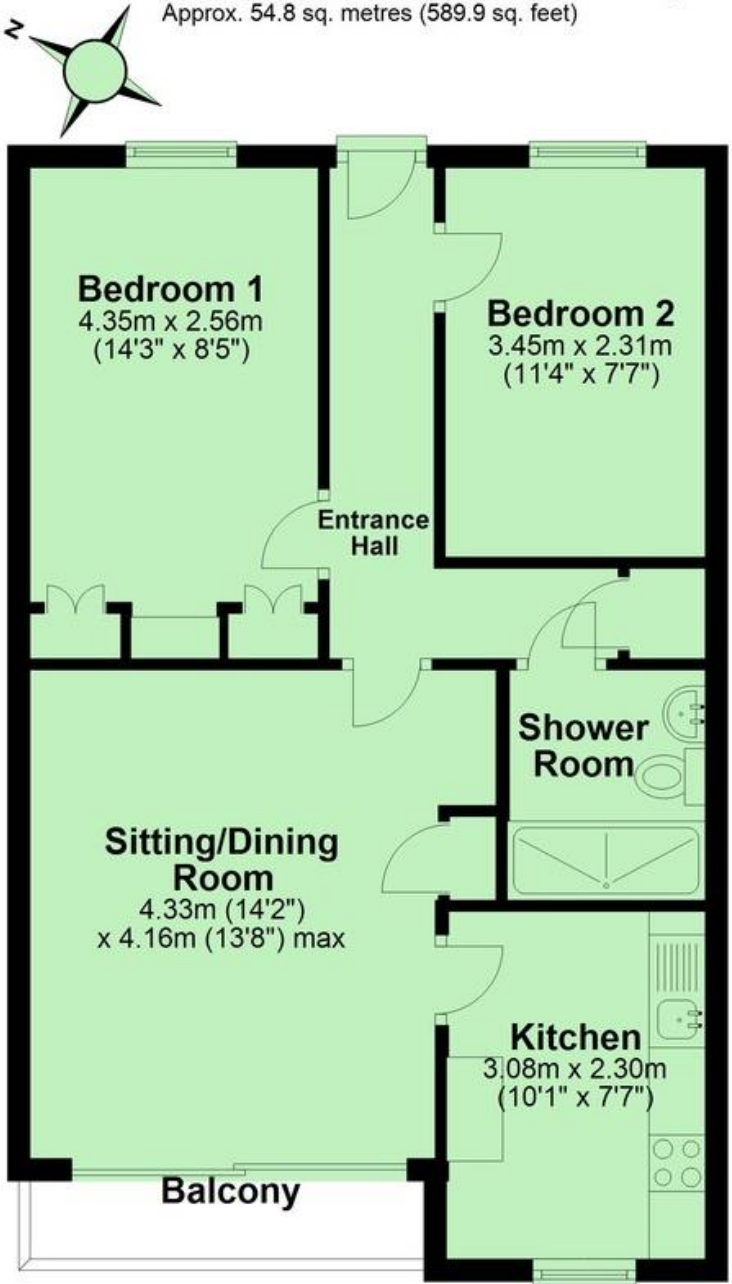
VIEWING

Strictly by appointment with the agents:
Luscombe Maye
62 Fore Street
Kingsbridge
Devon
TQ7 1PP
Tel: 01548 857474



20 Salt Quay Moorings, Kingsbridge

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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