



CH

2 CLIPPER QUAY

KINGSBRIDGE • TQ7 1SJ

2 CLIPPER QUAY

GROUND FLOOR

Open Plan Kitchen/Living/Dining Room | Bedroom 1 With En-Suite |
Bedroom 2 | Bedroom 3 | Bathroom

EXTERNAL

Private Driveway | Garage | Rear Garden Patio and Lawn | Mooring





“An exceptional waterside residence, combining generous accommodation with magnificent estuary views, private outdoor space and a rare opportunity to enjoy direct access to the water.”...

Occupying a particularly fine position on the Kingsbridge–Salcombe Estuary, 2 Clipper Quay is a ground floor three-bedroom waterside apartment enjoying magnificent, uninterrupted views across the estuary and the surrounding Devon countryside.

- Three-bedroom waterside apartment
- Uninterrupted estuary and countryside views
- Two bathrooms
- Garage and parking
- Slipway access and foreshore mooring, subject to harbour authority licence.





The property is approached through a well-appointed entrance hall, from which the principal rooms are conveniently arranged. The hall provides access to all three bedrooms, both bathrooms and the principal living accommodation.

The generous open-plan kitchen, dining and sitting room provides an impressive setting in which to enjoy the property's exceptional surroundings. The fitted kitchen is well appointed with timber-fronted cabinetry and integrated appliances. Expansive glazed doors draw the estuary views into the room, while allowing an abundance of natural light to fill the living space. The glazed doors open directly onto the waterside garden, creating a seamless connection between indoor and outdoor living.

There are three generously proportioned bedrooms. The principal bedroom benefits from built in storage and its own en-suite shower room, while the remaining bedrooms provide comfortable and versatile accommodation. A well-appointed family bathroom, with bath and separate shower, completes the accommodation.

Outside, the property enjoys a truly enviable position immediately adjoining the estuary. The waterside garden provides a peaceful setting from which to appreciate the ever-changing panorama of the water and surrounding countryside.

Further benefits include a private garage and parking, together with access to a slipway and a foreshore mooring, subject to the relevant Harbour Authority licence.

With its distinguished waterside setting, exceptional views and direct connection with the estuary, 2 Clipper Quay represents a rare opportunity to acquire a water fronted ground floor apartment in a highly sought-after location.





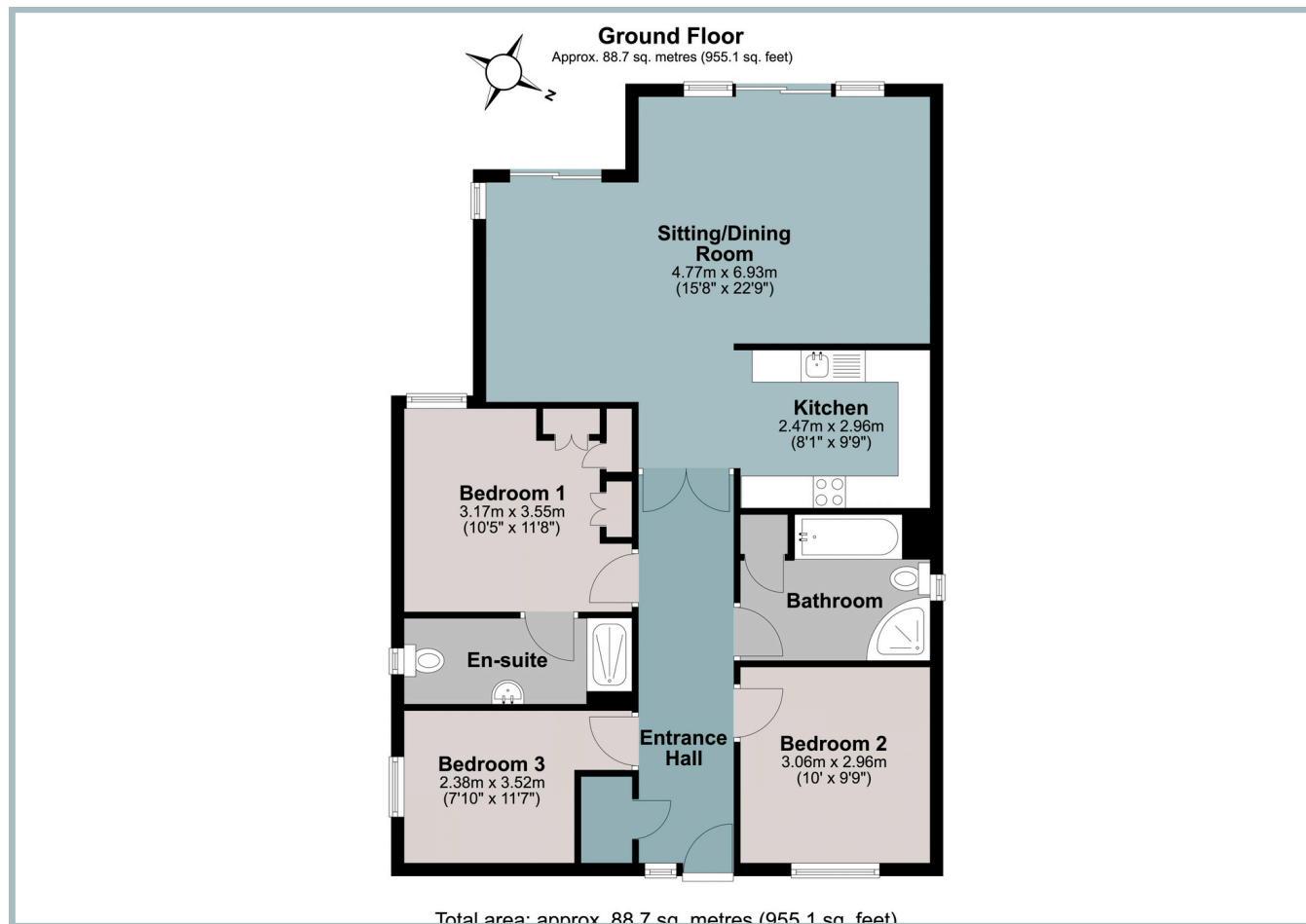
KINGSBRIDGE

Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles



TOTAL APPROXIMATE AREA: 88.7 SQ M 955.1 SQ FT



Tenure: Leasehold 999 years from March 2002 with a 50/50 share of the Freehold.

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

Notes: Each owner of the apartments is a director of the management company. Currently there is no fixed amount for the annual service charge.

EPC: Current C (73) Potential C (77)

Viewings: Very strictly by appointment only

Directions: As you drive along Embankment Road on the A379 Clipper Quay will be on your right just after The Moorings.

What Three Words:///valve.focus.innovate

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