

FLAT 1 THE CAPTAINS HOUSE KINGSBRIDGE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

FLAT 1, THE CAPTAINS HOUSE

Description

Set within a converted former hotel, this impressive three-bedroom duplex apartment offers a rare blend of character, space, and modern convenience—all within easy walking distance of Kingsbridge's amenities and transport links.

Occupying an enviable position, the property enjoys superb views of the estuary, creating a peaceful and ever-changing backdrop that can be appreciated throughout the year.

At the heart of the apartment lies a generous sitting and dining room, designed for both relaxed everyday living and entertaining. An exposed brick wall with fireplace provides a warm focal point, adding character and a cosy atmosphere, particularly on cooler evenings.

The open yet well-defined layout allows for flexible use of the space, accommodating both a comfortable seating area and a substantial dining table—ideal for hosting family and friends. The fitted kitchen with integrated appliances is both practical and stylish, offering ample storage and preparation space. Designed with functionality in mind, it provides everything needed for modern living and has an access door out to a small rear courtyard area.

There are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, offering privacy and convenience. A separate shower room serves the remaining bedrooms, ensuring practicality for family living or guest accommodation.

One of the property's key advantages is the inclusion of two allocated parking spaces, an increasingly valuable feature in this sought-after location. One of these spaces is positioned under a carport, providing added protection from the elements.

Situation

The apartment is within level walking distance of Kingsbridge town centre, where you'll find a wonderful selection of independent shops, cafes, restaurants, and everyday amenities along with transport links which are also easily accessible.

Combining historical charm with contemporary comforts, generous living space, and breathtaking estuary views, this duplex apartment represents a fantastic opportunity to enjoy life in one of South Devon's most popular market towns. Whether you're seeking a permanent residence, a holiday home, or an investment property, this property offers lifestyle, convenience, and character in equal measure.

Directions

what3words - obstruct.rope.binds

From The Quay in the centre of Kingsbridge take the A379 coastal road heading out of town towards Dartmouth. The property will be found on the left hand side just beyond the Crabshell Inn.



PROPERTY DETAILS

Property Address

Flat 1, The Captains House, Kingsbridge, Devon TQ7 1JZ

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 fired boiler. Smart electricity meter. Integrated fire alarm for entire building. Carbon monoxide detector in flat.

EPC Rating

Band D. Current: 63, Potential: 77

Council Tax Band

D

Tenure

Leasehold - 999 years from January 2001.
Service/maintenance charge - approx. £1,500 per annum

Authority

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

Key Features

- Character 3-bed duplex apartment
- Superb views of the Kingsbridge/Salcombe Estuary
- Well-presented and decorated throughout
- Spacious sitting/dining room
- Modern kitchen with access to a small courtyard
- One en-suite and a separate shower room
- 2 parking spaces - 1 under a carport
- Level walk into town along the embankment

Fixtures & Fittings

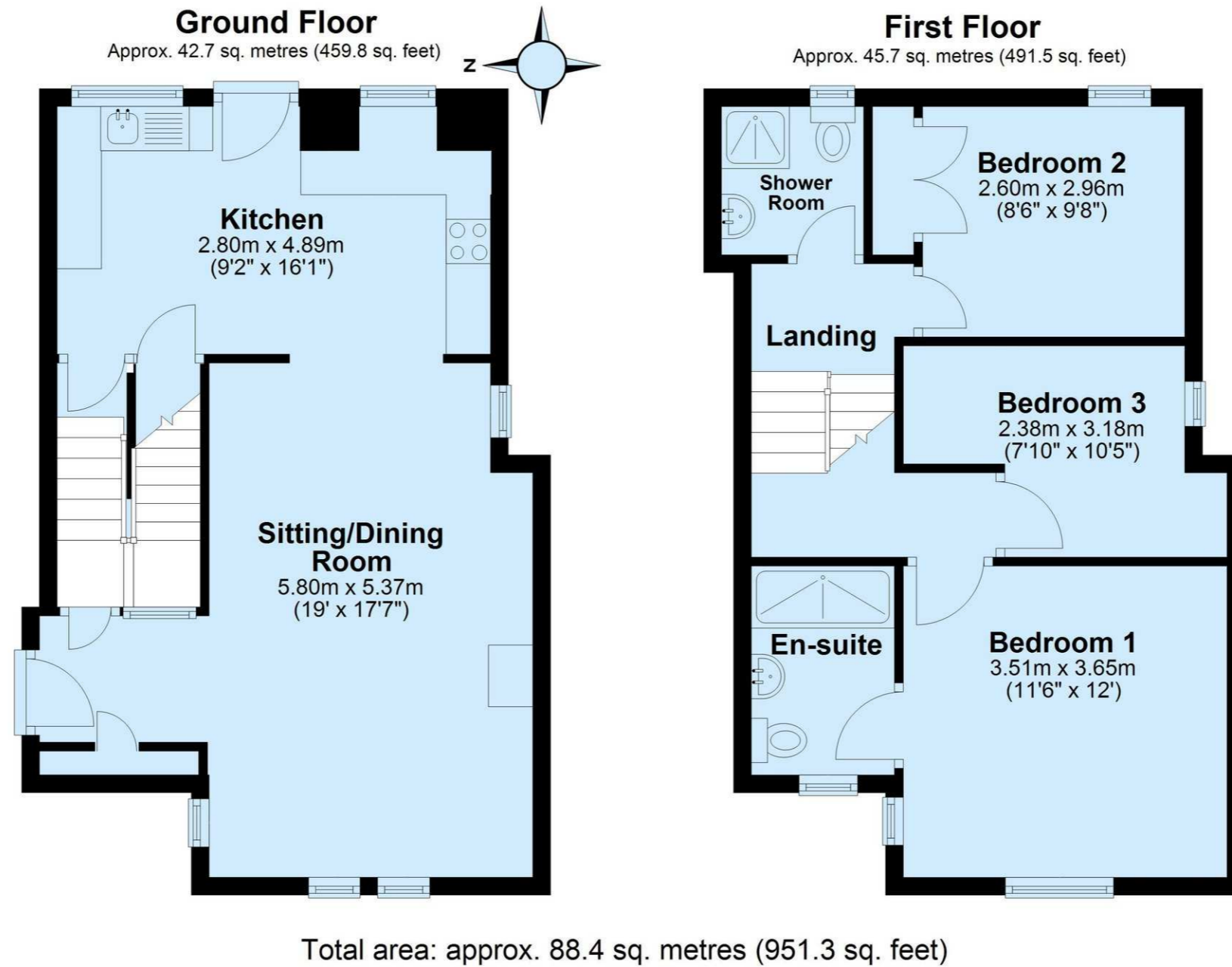
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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Lettings
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