

56 SCHOLARS WALK



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

56 SCHOLARS WALK

Description

This is a modern, stylish, top floor apartment with lovely views over the estate to open countryside. Being conveniently situated in the peaceful cul-de-sac development of Scholars Walk, it's within walking distance of local amenities, schools and transport links.

The property is well-maintained, beautifully presented and features a spacious, bright and airy dual aspect open plan kitchen/dining and sitting room. The well-equipped kitchen has base and wall units with integrated appliances and breakfast bar, whilst in the sitting area you have plenty of room for sofas and relaxation plus ample room for a desk/work space. There are two double bedrooms, one with an en-suite shower room and a separate well-appointed bathroom with shower above the bath.

Residents will also appreciate the convenience of having an allocated off-street parking space.

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 centre, 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 - tangling.mostly.started

Walking - From our office on Fore Street turn right going down the hill into Duncombe Street, continue straight over at the crossroads into Waterloo Road where you will see pedestrian access into Scholars Walk via steps on the left-hand side. At the top of the steps continue up the hill where you will see the 'blue' apartments on your left-hand side, No.56 in on the top floor.

Alternatively, by car, continue along Waterloo Road and at the T junction turn left going up the hill, then take the first left into Fosse Road and left again into Scholars Walk.



PROPERTY DETAILS

Property Address

56 Scholars Walk, Kingsbridge, Devon TQ7 1QL

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 boiler for central heating/hot water - controlled via Hive app. Secure intercom entry system.

EPC Rating

Band C. Current: 78, Potential: 79

Council Tax Band

B

Tenure

Leasehold. 155 years from 2003.

Ground rent approximately £370.00 per annum

Apartments - service/maintenance charge - £937.26 per annum

Estate - service/maintenance charge - approx £362.00 per annum

Authority

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

Tel: 01803 861234.

Key Features

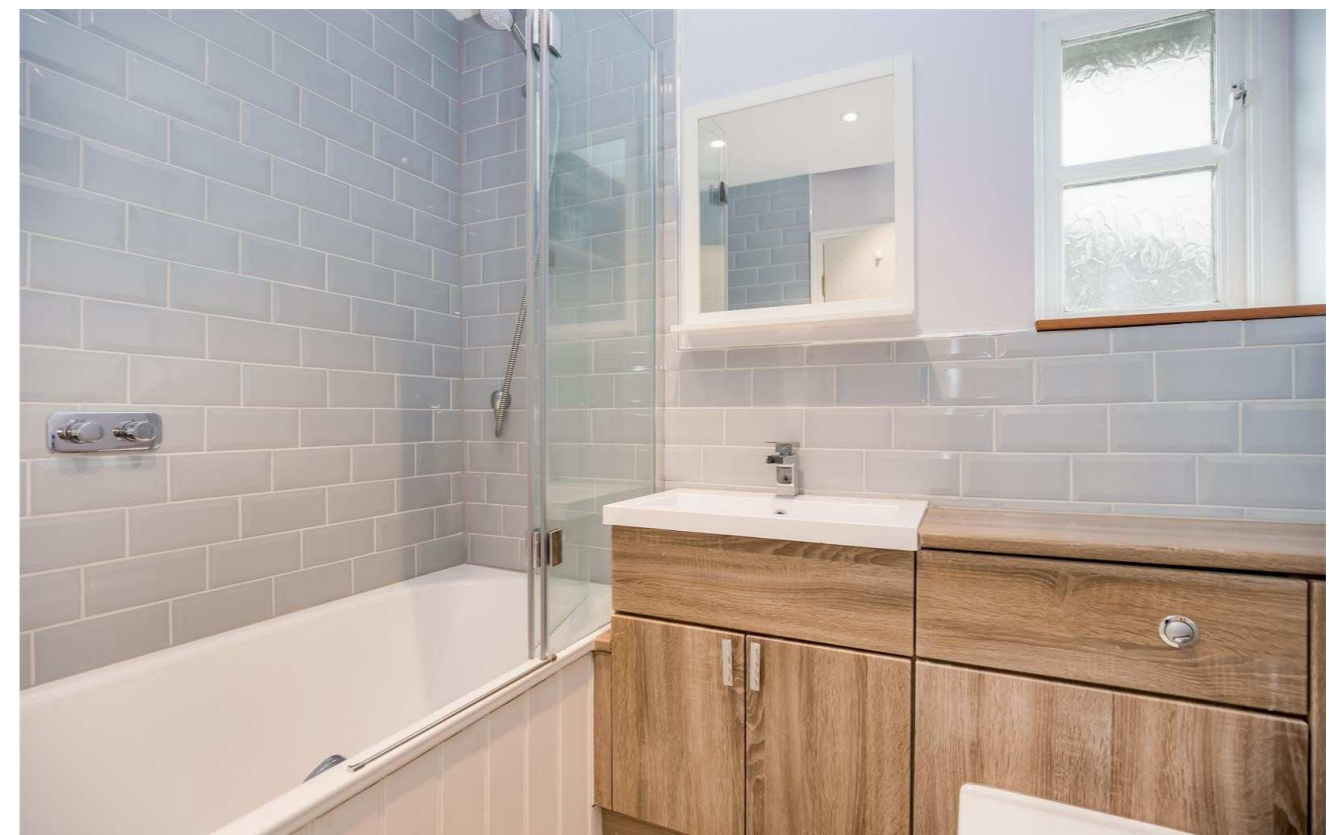
- Bright and spacious, top floor apartment
- Open plan kitchen/dining/sitting room
- Two double bedrooms
- One en-suite shower room and a separate bathroom
- Views over town to open countryside
- Allocated parking space
- Short walk to the amenities of town

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

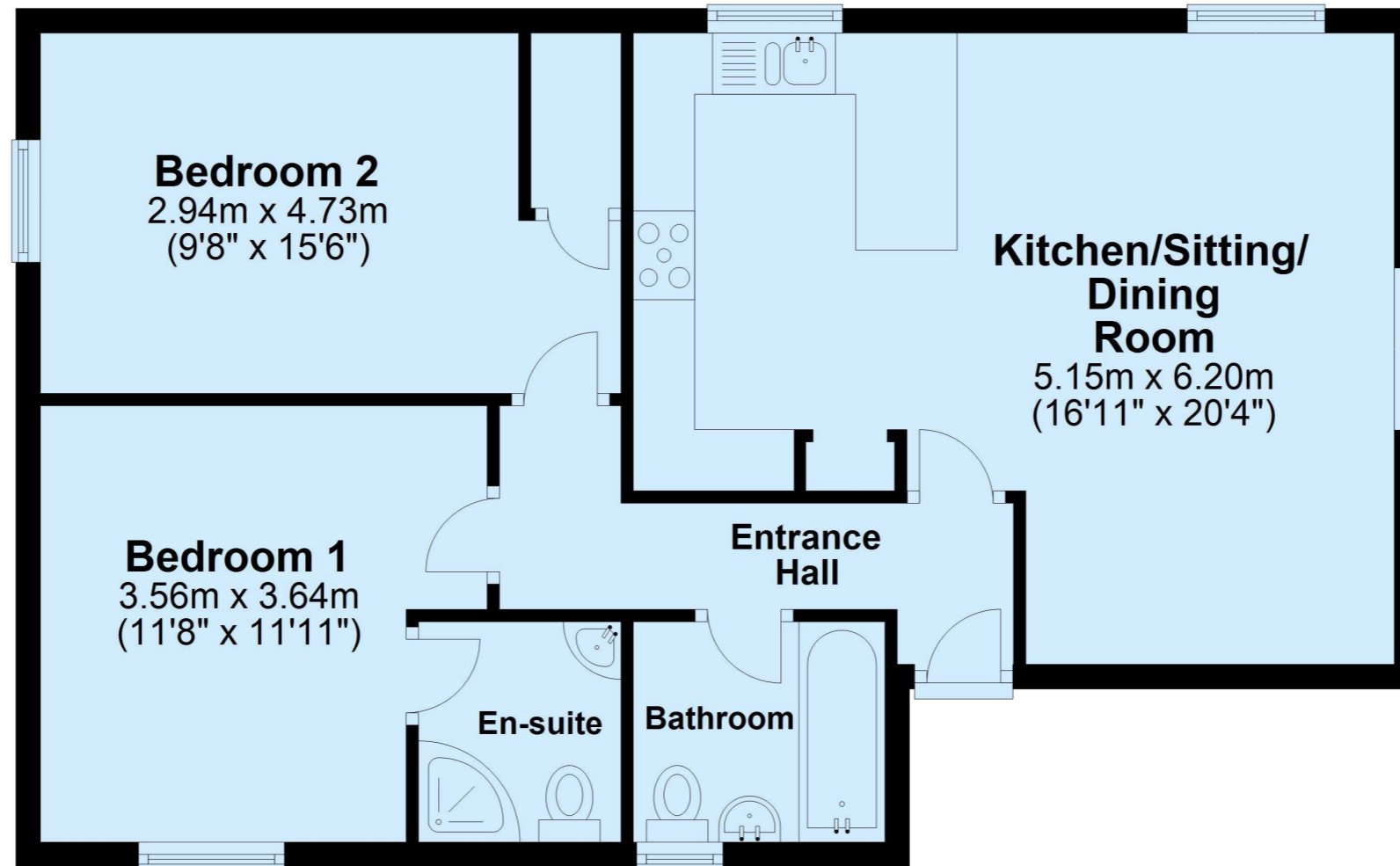
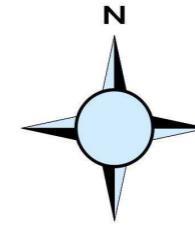
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

56 Scholars Walk, Kingsbridge

Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590