



Luscombe Maye

Since 1873

21 The Moorings, Kingsbridge

£550,000

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This waterside apartment offers a unique lifestyle with estuary views and level access. The residence combines modern architecture with direct access to the tranquil estuary waters, making it ideal for those seeking a peaceful retreat within walking distance of Kingsbridge town centre. Bird watchers, nature lovers and boat owners alike will especially be charmed by the proximity to the estuary; a ramp provides access to the water for smaller boats, tenders and kayaks.

The pristine white exterior, dark-framed windows, and meticulously maintained lawn create a striking first impression. A charming paved pathway leads through the grounds to a gazebo with a slate-tiled roof, offering breathtaking waterfront views.

Inside, the first-floor apartment boasts 1077 square feet of living space. The expansive reception room, with a large bay window framing stunning estuary views, is elegantly decorated with floral patterned curtains and chandeliers, creating a warm atmosphere. The well-equipped kitchen features light wood cabinets, dark countertops, and a tiled splashback, complete with a stainless steel double oven and ample natural light.

The apartment has two generously sized bedrooms. Bedroom 1 includes a private en-suite bathroom and direct access to a balcony with estuary views. Bedroom 2 is equally well-proportioned and finished to a high standard. Both bathrooms feature white suites with light beige tiling and decorative maroon borders, with the main bathroom offering a pedestal sink, close-coupled toilet, heated towel rail, and a shower with a glass screen. Neutral décor and simple coving throughout create a sense of calm and sophistication.

The apartment comes with 2 allocated parking spaces, and an allocated boat space. A small outbuilding houses the communal general waste and recycling bins.

The location offers a charming market town atmosphere with local amenities. Nearby, grocery shopping is convenient with Asda Kingsbridge Express Petrol and Morrisons Daily close by. Dining options include the Crabshell Inn, just 283 metres away, offering waterfront dining. Healthcare needs are met with Norton Brook Medical Centre and Boots Pharmacy.



21 The Moorings, Kingsbridge, TQ7 1LP

Approximate Gross Internal Floor Area = 100.0 sq m / 1077 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

- Two Bedroom Waterside Apartment with Estuary Views
- Open Plan Living Dining Area
- Outside Balcony
- Level Access
- Immaculately Presented Throughout
- Peaceful Location
- Two Gated Allocated Parking Spaces
- One Allocated Boat Space
- Close to Local Amenities

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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