



16 Salt Quay Moorings
Embankment Road
Kingsbridge
TQ7 1LN

Guide Price £155,000

A centrally located 2 bedroom apartment overlooking the estuary and countryside beyond with allocated parking and within easy and level walking distance to the town centre.

- Centrally located
- Walking distance to the amenities
- Beautiful estuary and countryside views
- 2 Bedrooms
- Private parking



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 Bantam (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. 16 Salt Quay Moorings is located on the top

floor and benefits from an elevated position with stunning views.

The property has 2 bedrooms with a spacious living/dining room with dual aspect windows with superb views over the estuary and park, kitchen and family bathroom.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

With fuse box and airing cupboard housing hot water cylinder with wooden slatted shelving.

LIVING ROOM

A naturally bright room with dual aspect windows with superb views over the estuary and park. Panel heater, telephone point.

KITCHEN

A bright fully fitted kitchen with floor and wall units comprising cupboards and drawers, inset one and a half bowl sink unit with mixer taps and single drainer. Low level electric oven with 4 ring hob and extractor fan above. Undercounted space and plumbing for washing machine, space for tall standing fridge/freezer. Window to the front.

BEDROOM 1

A double bedroom with window to the side.

BEDROOM 2

With window to rear aspect. Built in wardrobe with shelving and hanging space together with drawers.

FAMILY BATHROOM

A white three piece suite comprising panel bath with Mira sport shower over with glass screen, hand basin with mixer taps, low level WC with concealed cistern.

OUTSIDE

There is under cover and secure parking available within Salt Quay Moorings.

TENURE

Leasehold

SERVICES

Mains Electricity, water and drainage.

COUNCIL TAX

The property is council band 'C'

LOCAL AUTHORITY

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

VIEWING

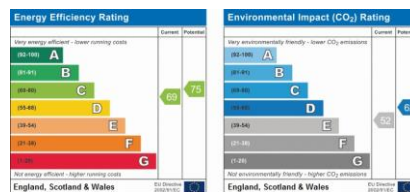
Strictly by appointment with the agents:

Luscombe Maye, 62 Fore Street, Kingsbridge, Devon, TQ7 1PP
Tel: 01548 857474

16 Salt Quay Moorings, Kingsbridge



Total Area Approx 47.5 sq. metres (511.5 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

Kingsbridge

62 Fore Street, Kingsbridge, Devon, TQ7 1PP

T 01548 800178

E kingsbridge@luscombemaye.com

W www.luscombemaye.com

Luscombe
Maye

