

I CLIPPER QUAY KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

1 CLIPPER QUAY

Description

Clipper Quay is a select development of just two apartments in a prime waterside location with direct access to the Salcombe/Kingsbridge Estuary and within easy level walking distance to the centre of town, local amenities and transport links.

No 1 Clipper Quay is a superb first floor apartment approached over a driveway which is shared with the other apartment and has parking for one vehicle in front of the garage which has power connected, lighting and storage. Additional guest parking on the slip road.

Inside the accommodation comprises entrance hall with storage cupboard housing the boiler. A fantastic, spacious open plan kitchen/sitting room with log burner, vaulted window affording superb views to the estuary and sliding doors from the dining area opening on to the newly installed fibre board balcony which is a fantastic place to entertain or simply relax and enjoy the views. The kitchen has a range of floor and wall-based units with numerous integrated appliances. There is well-appointed family bathroom with corner bath, separate shower, wc, wash hand basin, heated towel radiator and Velux skylight. Completing the accommodation are 3 double bedrooms, two have fitted wardrobes, with the principal enjoying water views and en-suite facilities.

The ground floor apartment owns the garden area, but a paved walkway gives access to the rear of the building where the first-floor apartment benefits from use of the slipway which is shared only with the other apartment. There is a foreshore mooring which is currently held under license from the Harbour Authority and this may be transferable to any new owner. The kitchen area has a range of base and wall units with integrated appliances.

For those wishing for a highly convenient property with fabulous views either as a holiday home or as an owner occupier No 1 is the perfect choice.

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 - muscular.compiler.helping

From Kingsbridge Quay take the A379 Dartmouth road heading out of town with the estuary on your right-hand side going past the Crabshell Inn. Just beyond the entrance to The Moorings Apartments take the first right into a private slip road, Clipper Quay is the first property on your right-hand side.



PROPERTY DETAILS

Property Address

1 Clipper Quay, Embankment Road, Kingsbridge, Devon TQ7 1SJ

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 central heating. Log burner. 2 x battery carbon monoxide alarms. 1 x smoke detector.

EPC Rating

Band C. Current: 72, Potential: 76

Council Tax Band

F

Tenure

Leasehold. 999 years from March 2002.

There is a Management Company - Clipper Quay Kingsbridge Ltd. Two directors, one from each apartment. Both are shareholders. There is no fixed amount for the annual service charge.

Authority

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

Key Features

- Prime waterfront position
- Uninterrupted views of estuary and surrounding countryside
- Superbly presented first floor apartment
- Balcony, ideal for entertaining or relaxing
- Direct water access, Foreshore mooring, subject to Harbour Authority
- Parking and garage + EV charging point

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.

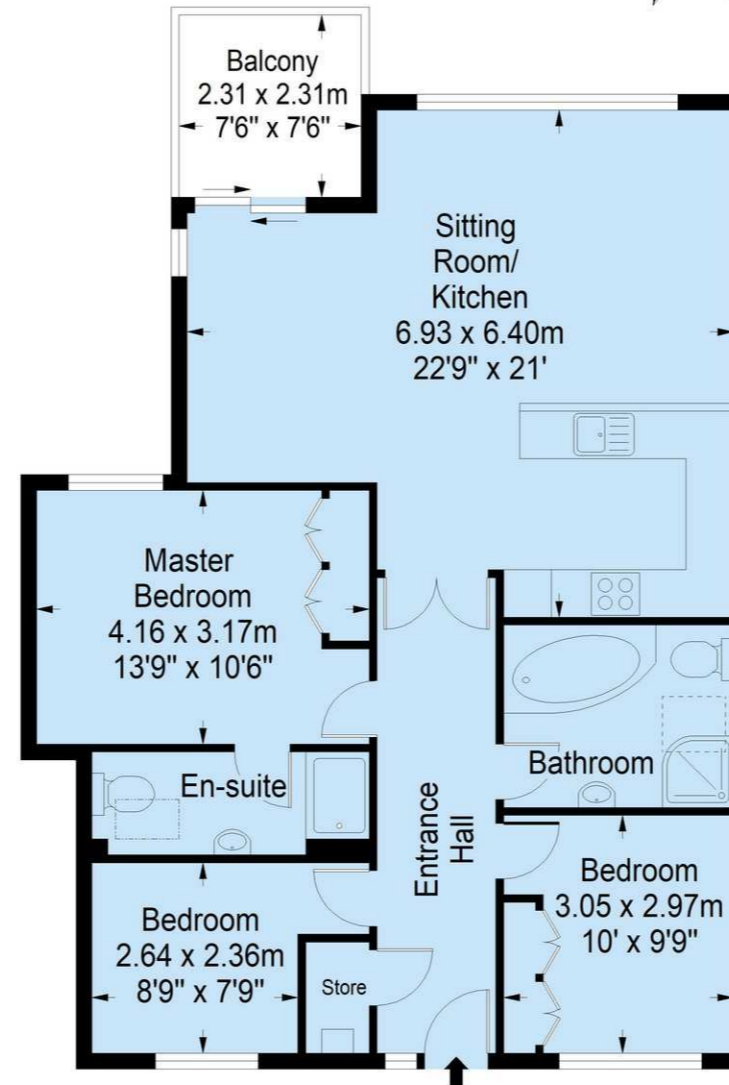
Viewing

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



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



*Total area 90 Sq.m
(969 Sq.ft) Approx.*

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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