



CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



3 Churston Court • Kingsbridge





Nestled in a prime location, 3 Churston Court is a beautifully presented 3 bedroom penthouse apartment with stunning views of the Estuary.

Upon entering the property you are greeted by an entrance hallway and a convenient store cupboard/cloakroom, providing ample storage space for your belongings. Ascending the staircase, you discover a generously sized hallway, setting the tone for the spacious elegance that defines this residence.

The kitchen, adorned with both wall and floor cupboards, provides practicality and style. This space also accommodates your white goods and offers the added delight of Estuary views, making cooking a delightful experience.

The heart of this home lies in its spacious living/dining room, where an electric fire adds a touch of warmth and ambiance. From here, doors open onto a tiled balcony, offering breathtaking vistas of the Estuary. Imagine enjoying your mornings or evenings in this tranquil spot, savoring the natural beauty that surrounds you.



A spacious 3 bedroom penthouse apartment with beautiful estuary views.

The master bedroom, a true sanctuary, boasts ample space and offers picturesque views of the serene Kingsbridge Estuary. Adjacent to it, an ensuite bathroom ensures your comfort and privacy. Two additional double bedrooms, thoughtfully designed, provide cozy retreats for family and guests.

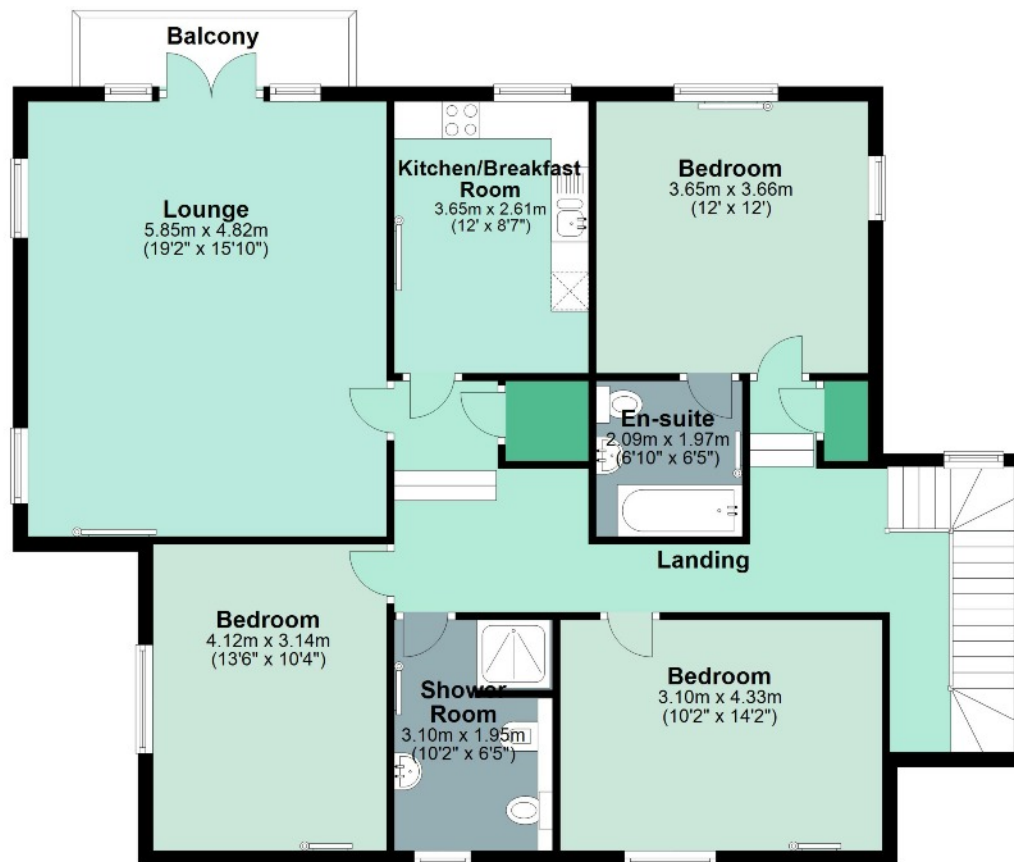
The property also features a well-appointed shower room, catering to the needs of the household.

This residence not only provides a parking space but also a garage, ensuring your vehicles are secure and easily accessible. In addition, residents have the privilege of enjoying the communal gardens, adding a touch of greenery and serenity to everyday life.

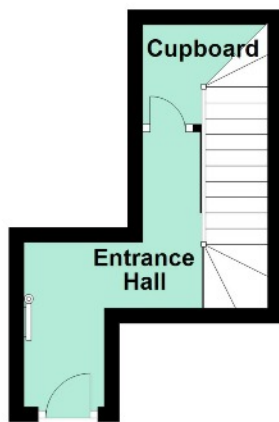
The sought-after market town of Kingsbridge, located in the beautiful South Hams, boasts local shops, restaurants, schools, and community facilities. Kingsbridge Academy is highly regarded, and the town offers sports, markets, and social events. The property's unique feature is a gate at the garden's bottom, providing easy access to the town centre for errands and leisurely strolls. With boat moorings, public transport, and road links to nearby destinations, this property offers convenience and charm.



Second Floor
Approx. 114.2 sq. metres (1229.6 sq. feet)



First Floor
Approx. 9.2 sq. metres (99.4 sq. feet)



Total area: approx. 123.5 sq. metres (1329.1 sq. feet)

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

Tenure: Leasehold of a remainder of 999 years from 1993. With a 1/6th share of Freehold.

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

Directions: From the town centre take the exit towards Embankment Road along the estuary. Take the left turn onto Derby Road. Then take a sharp left turn onto Ebrington Street and Churston Court will be on your left. When you walk past the garages the property is the second door on the right.

Viewings: Very strictly by appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			