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6 WATERSIDE

KINGSBRIDGE • TQ7 1JH



6 WATERSIDE

FIRST FLOOR

Entrance Hallway | Kitchen | Sitting Room | Bedroom 1 | Bedroom 2
Family Bathroom

EXTERNAL

Parking | Balcony | Garage



“2 bedroom apartment with water views, garage and parking”...

Located on the first floor in a prominent waterside position in Kingsbridge, 6 Waterside offers a blend of convenience and scenic water views. The property is within level walking distance of the town center, local amenities, the bus station, and a nearby slipway, making it ideal for water enthusiasts.

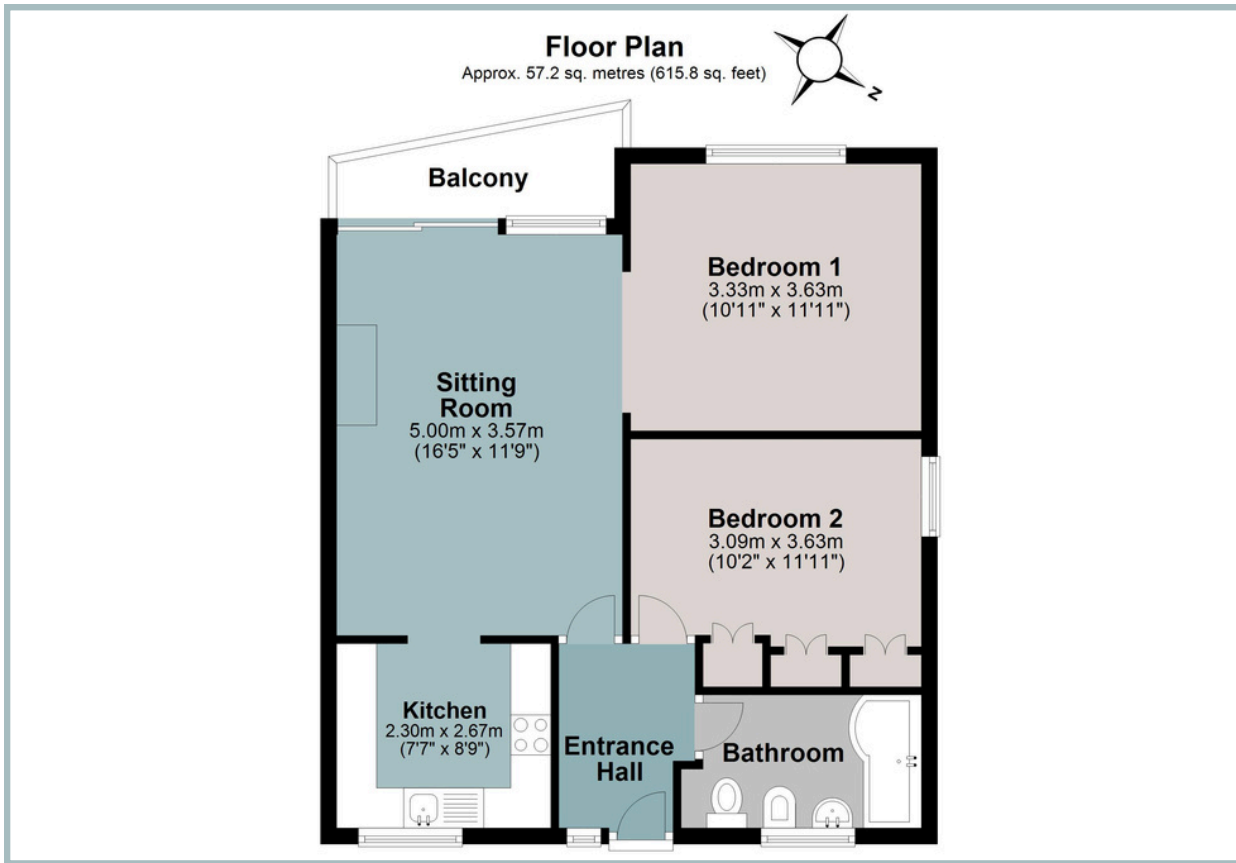
- Private balcony with water views
- No onward chain
- 2 well proportioned bedrooms
- Garage and parking
- Level walk into the town centre

The apartment is well-proportioned and comprises an entrance hallway with access to a loft, a good-sized bathroom that offers potential for modernisation, and a double bedroom with built-in wardrobes. The open-plan kitchen, living, and dining area leads onto a west-facing balcony, providing picturesque water views and the perfect spot to enjoy waterfront activity and evening sunsets. Adjoining the lounge is an additional space with water views, currently opened up into a large studio-style layout. This area can be easily reconfigured to reinstate a second bedroom, offering flexibility to suit your preferences.

Additional features include a garage and parking, enhancing the practicality of the property. With no onward chain, 6 Waterside presents an excellent opportunity for those looking to downsize, relocate, or acquire a convenient lock-up-and-leave home in a desirable waterside location.



TOTAL APPROXIMATE AREA: 57.2 SQ METRES 615.8 SQ FT



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Tenure: Leasehold of 199 years from 1988

Council Tax Band: C

Local Authority: South Hams District Council

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

Service Fee: Apprx. £1530.00 per annum

EPC: Current C (71) Potential C (75)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: From the Promenade, continue along embankment road and take the first left into derby road. Shortly after you will see a left hand turn into Waterside Apartments where you will find the entrance to number 6.
What Three Words: ///teardrop.locator.sketches

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles