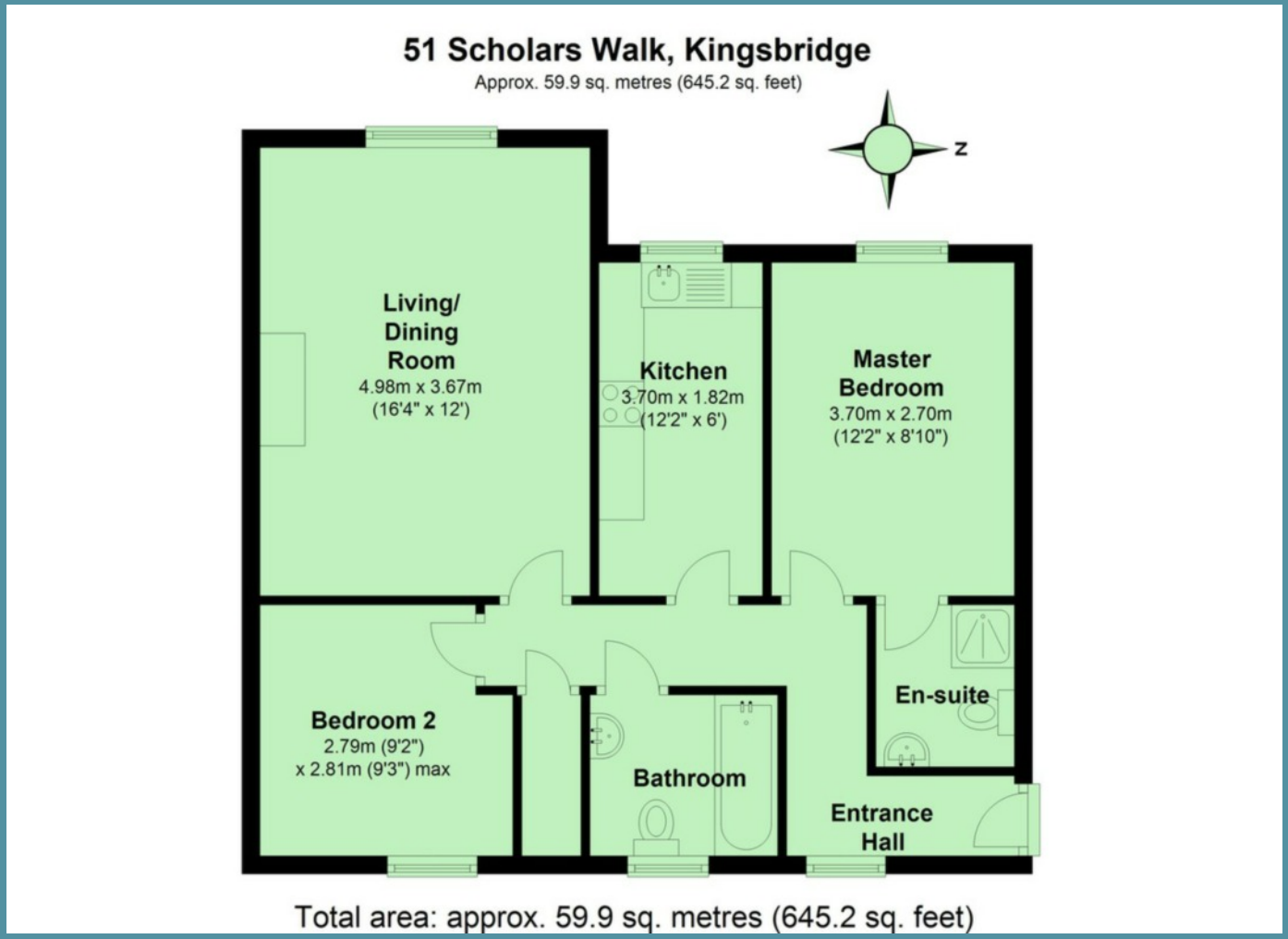
51 Scholars Walk

Kingsbridge • TQ7 1QL

A modern south west facing two bedroom first floor apartment affording far reaching picturesque views over the market town of Kingsbridge towards countryside. The easy to maintain apartment was built in 2004 and is conveniently located to walk into the town centre to access local amenities.

The gas fired centrally heated accommodation features a fully fitted kitchen with the outlook affording far reaching views towards Kingsbridge. The bright and spacious living room offers an electric fire and mantelpiece over with picturesque far reaching views to the front. The master bedroom has an en-suite shower room, then there is a second bedroom and family bathroom. An allocated parking space provides for parking with communal garden areas to enjoy.

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.



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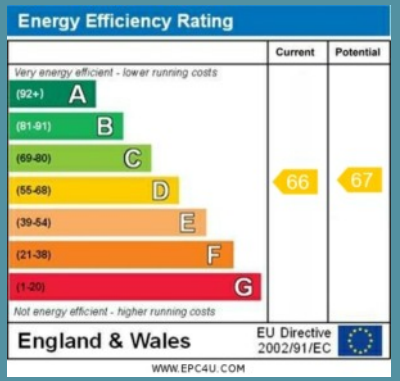
CHARLES HEAD
EST.1902
EXPERTS IN PROPERTY

Services: Mains Electricity, gas, water and drainage.

Tenure: Leasehold, 155 years from 2003.

Directions: From our office on Fore Street, take the next right turn into Duncombe Street and continue straight upto Waterloo Road turning left at the junction into Church Street.
Continue for a couple hundred yards, taking the first left into Fosse Road. Proceed along Fosse Road and take the first left into Scholars Walk. The communal entrance to the apartment block is within the front porch.



DISCLAIMER
1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.