



8 The Moorings • Kingsbridge





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Embankment Road Kingsbridge • TQ7 1LP

Experience the tranquility of The Moorings

Salcombe 7.6 miles | A38 Devon Expressway 13.4 miles | Totnes 13.1 miles (London Paddington 2 hours 5 minutes) (all distances and times approximate)

First Floor Apartment

Entrance Hallway | Two cupboards in the hallway | Bedroom 1 with en-suite shower room | Kitchen | Open plan living/ dining room with access to the balcony | Balcony | Bathroom | Bedroom 2

External

Communal gardens | Two designated parking space- one covered | Electric car points available | Visitors parking | Slipway on site | Opportunity to acquire a boat mooring

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Upon entering this elegant property, you are welcomed by an open hallway, offering a spacious and inviting atmosphere with two convenient cupboards both providing ample storage solutions right from the entrance.

Adjacent to the hallway lies a double bedroom, boasting built-in wardrobes and picturesque views of the estuary. Bathed in natural light, this room offers a generous space for relaxation or accommodation needs.

Continuing the journey, you'll discover the heart of the home - the open plan living/dining room. With triple aspect windows overlooking the estuary, this space is bathed in natural light and offers breathtaking views. It benefits from the ability to look up and down the estuary, allowing you to enjoy watching the life in towards Kingsbridge. A door conveniently leads to the balcony, extending the living space outdoors.

The kitchen is recently refurbished and thoughtfully designed, featuring a well-presented layout with built-in Neff oven, microwave, and plate warmer along with an electric hob. There is ample space under the countertop for white goods, together with an abundance of wall and floor cupboards, coupled with generous worktop space. Notably, the window by the sink provides a picturesque backdrop of the estuary, enhancing the culinary experience.







The family bathroom boasts a shower over bath setup, catering for both relaxation and convenience. Meanwhile, the master bedroom also offers fitted wardrobes together with an en-suite bathroom with a modern walk-in shower, recently renovated for contemporary comfort. A door from the master bedroom also leads to the balcony, offering a private retreat with captivating views up the estuary towards Kingsbridge, where one can enjoy the activity on the water. Additionally, there is ample space on the balcony for outdoor furniture.

Step outside and discover the inviting communal gardens, encouraging you to relax and savour the outdoors in elegance. Parking is hassle-free here, with designated spaces for each apartment, and No;8 even provides two allocated spaces. Residents can also make use of the communal electric car point, with ample visitor parking also available. Additionally, residents benefit from a personal storage area within the parking facility. Water enthusiasts will appreciate the private slipway, offering convenient access to the Kingsbridge and Salcombe Estuary for boating and aquatic pursuits, with the possibility of obtaining a mooring, subject to management and harbour authorities' approval.

In essence, this property embodies a harmonious blend of comfort, functionality, and breathtaking vistas, promising an idyllic coastal lifestyle.





The property enjoys a convenient location, with a flat and accessible pathway leading into the town centre.

First Floor
Approx. 93.0 sq. metres (1000.6 sq. feet)



Total area: approx. 93.0 sq. metres (1000.6 sq. feet)

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CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY

Tenure: The property is leasehold for a term of 999 years from June 1991. The freehold is owned by a management company in which each of the apartment residents has an equal share.

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric heating.

Service charge: A service charge is levied to cover the cost of insurance, external common parts and ground maintenance and water charges. The current charge is approx. £3200 per annum.

Directions: From the centre of Kingsbridge proceed along the A379 Dartmouth Road leaving the estuary on your right hand side. After passing the Crabshell Inn, The Moorings is found on the right. Apartment 8 can be accessed via the right hand side building on the first floor.

Viewing's: Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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