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1 CHURSTON COURT

KINGSBRIDGE • TQ7 1JG



1 CHURSTON COURT

“A stunning 3 bedroom period apartment with water views ”...

GROUND FLOOR

Large Entrance Hallway | Living Room | Kitchen | Family Bathroom |
Bedroom 1 With Dressing Room And En-Suite | Bedroom 2
Bedroom 3/ Dining Room

EXTERNAL

Parking | Garage | Patio With Water Views | Cellar With Electricity
Access Via The Front Patio



1 Churston Court is a well-proportioned ground-floor apartment offering a spacious layout and charming period features, including high ceilings and detailed cornices. A spacious hallway provides access to all accommodation, setting the tone for the light and airy feel of the property.

- Incredible water views
- Period features
- 3 spacious bedrooms
- Garage and parking
- Walking distance into the town centre

The living room boasts large bay sash windows with stunning views of the estuary and town. A gas fireplace adds warmth and character to this generously sized room. The well-equipped kitchen also enjoys water views, enhancing the property's appeal.

The main bedroom features beautiful water views and benefits from a dressing room leading to a large en-suite bathroom.

The second bedroom is equally generous in size and includes built-in wardrobes. The third bedroom, currently used as a dining room, is versatile enough to function as a bedroom or dining space, depending on your preferences. A shower room and a convenient storage cupboard complete the interior.

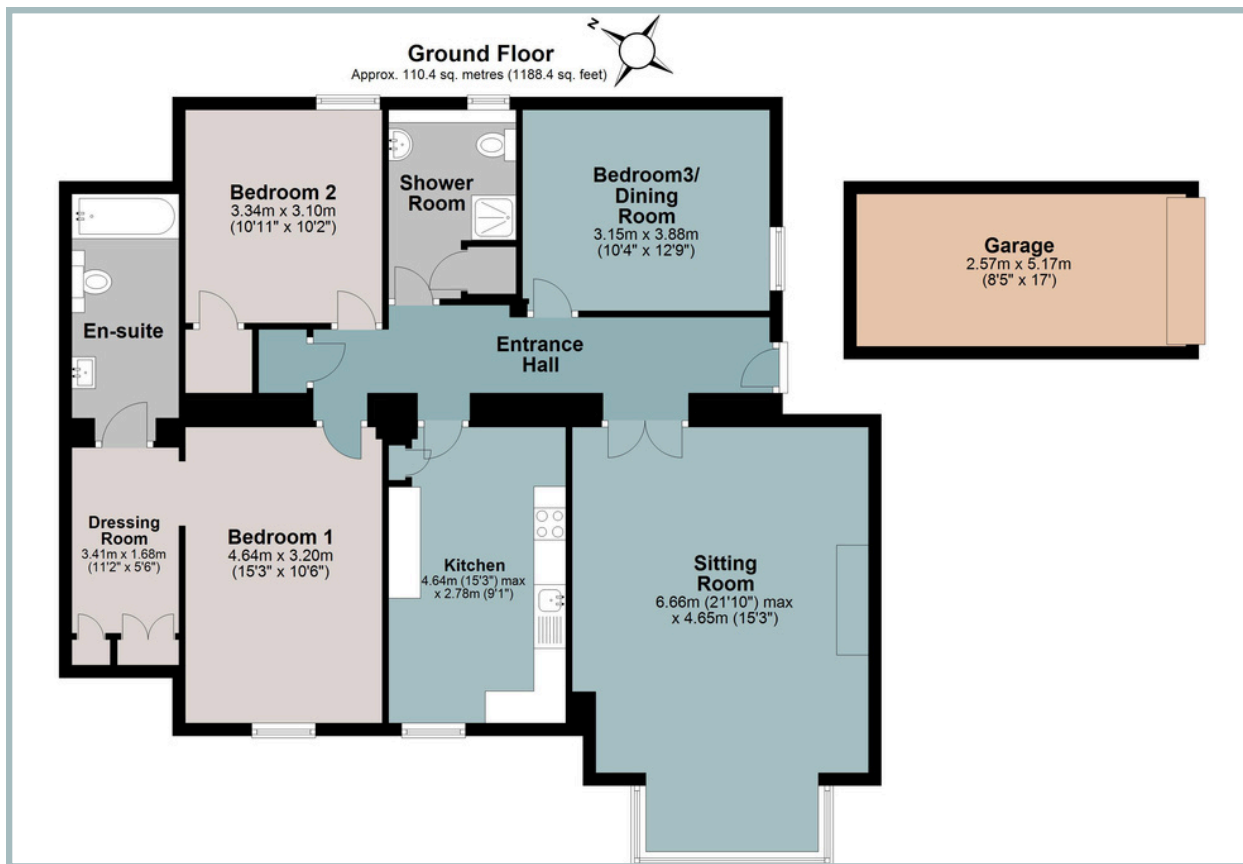
Externally, the property includes use of a front courtyard, perfect for enjoying sunsets or watching the world go by, thanks to its westerly aspect. At the rear, a second courtyard provides additional outdoor space and room for storage. The property also benefits from a single garage, a designated parking space, and visitor parking within the complex.

Residents have access to a well-maintained communal lawn and direct access to the embankment, offering a level walk to Kingsbridge town centre. The proximity to the Kingsbridge and Salcombe Estuary, with a slipway just yards away, makes this property ideal for water enthusiasts.

This versatile apartment is suitable as a main residence, a lock-up-and-leave second home, or a long-term rental investment.



TOTAL APPROXIMATE AREA: 110.4 SQ METRES 1188.4 SQ FT



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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.

Service charge and ground rent: Approx. £695.00 paid quarterly. Ground rent is included in the service charge which is approx. £25 per annum.

EPC: Current D (64) 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 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. Continue past the garages and down the steps and the property is on the right at the bottom of the steps.

What Three Words: ///friday.absorbs.rewrites

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