



CHI

3 CHURSTON COURT

KINGSBRIDGE • TQ7 1JG

3 CHURSTON COURT

FIRST FLOOR

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

EXTERNAL

Garage | Parking | Balcony | Communal Gardens



“Penthouse apartment with water views, parking and garage”...

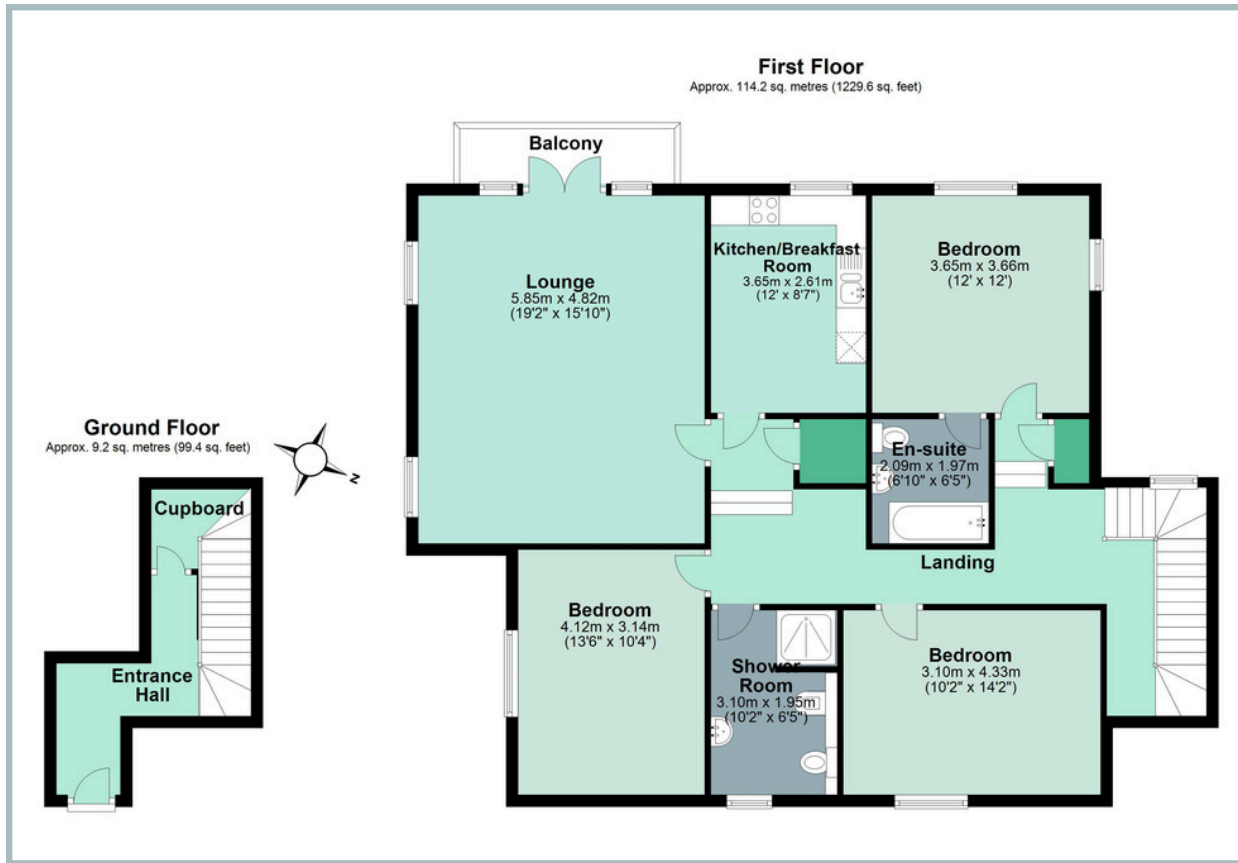
Nestled in a prime location, 3 Churston Court is a beautifully presented 3 bedroom penthouse apartment with stunning views of the Estuary.

- Balcony with stunning water views
- 3 well proportioned bedrooms
- Garage and parking
- Walking distance to the town centre

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. 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. 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 wellappointed 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.



TOTAL APPROXIMATE AREA: 114.2 SQ METRES 1229.6 SQ FT



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.



113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

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 E (50) Potential C (70)

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 the property will be on your right.

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

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