



CHI

THE CAPTAINS HOUSE

KINGSBRIDGE



TQ7 1JZ



FLAT 3

FIRST FLOOR

Entrance | Kitchen | Open Plan Living Room | Master Bedroom
With En-Suite Shower Room | Bedroom 2 With En-Suite
Bathroom

EXTERNAL

Parking For 2 Vehicles | Steps Leading To Decked Terrace With
Beautiful Estuary Views



“2 bedroom apartment with stunning Estuary views and parking”...

As you step inside, you are greeted by a light-filled living room, where natural light pours in through multiple windows, creating a warm and welcoming atmosphere. This generous living space is perfect for both relaxation and entertaining.

- Estuary and Countryside Views
- Convenience Of 2 Parking Spaces
- Beautifully Presented First Floor Apartment
- Decked Terrace Perfect For Entertaining
- No Restrictions
- Walking Distance Into The Town Centre

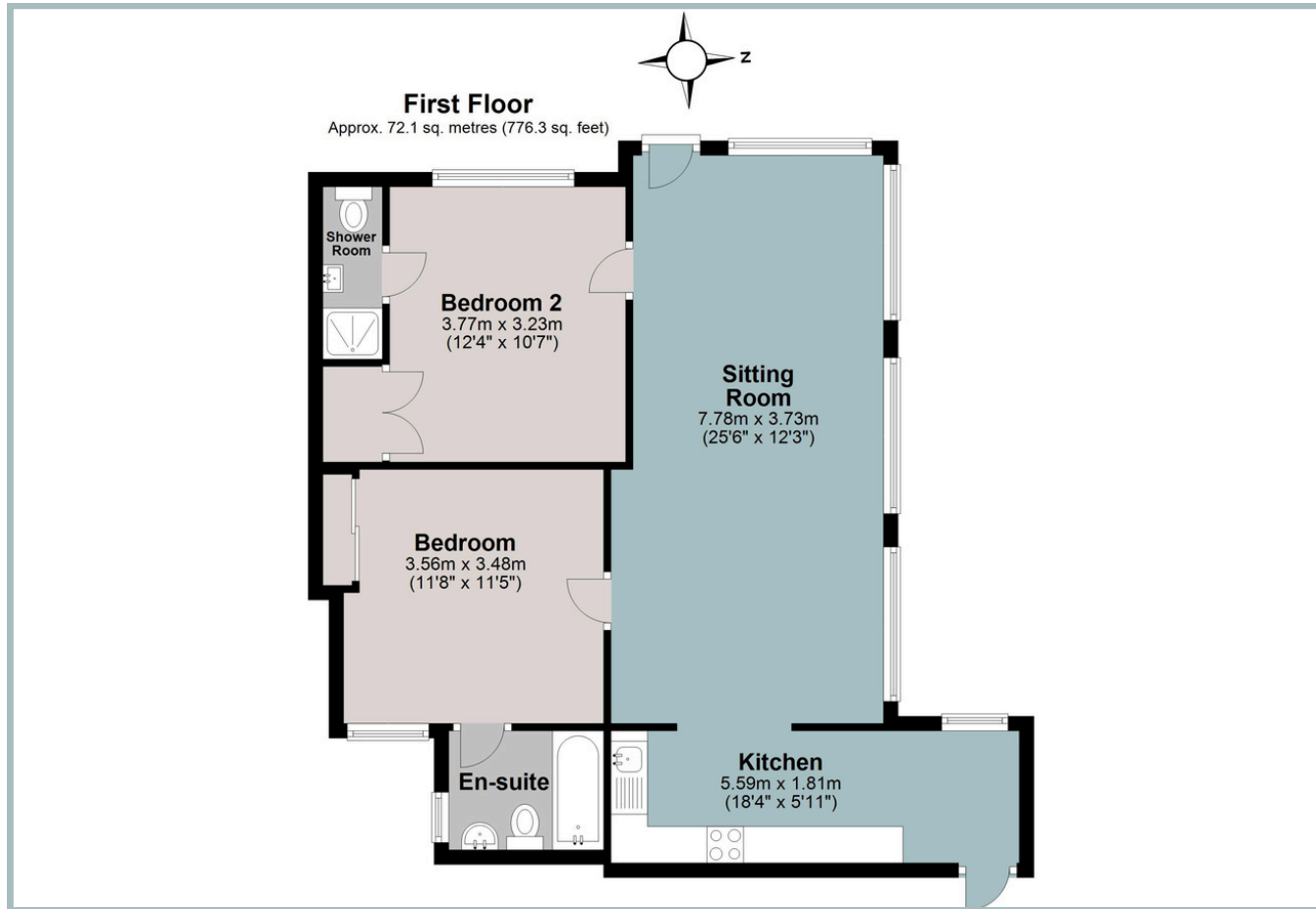
Adjacent to the living room, you'll find the kitchen, accessed through a charming arched wall. The kitchen is well-appointed with ample wall and floor cupboards, a built-in oven, and a gas hob, providing everything you need for your culinary endeavors. There is also space for your white goods.

The master bedroom is a true highlight, offering stunning views of the Kingsbridge estuary. This serene space includes an ensuite shower room. The second bedroom is spacious and features its own ensuite bathroom.

Flat 3 has a beautiful decked terrace garden, accessed via a staircase. This outdoor space is a private oasis, where you can enjoy the tranquility and scenic views of the Kingsbridge estuary. The current vendors have enhanced this space with a wooden framed pergola adorned with climbing roses, adding to the charm and beauty of the terrace. With sunlight from dawn until dusk, this area is perfect for relaxing or entertaining guests.



TOTAL APPROXIMATE AREA: 72.1 SQ METRES 776.3 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 999 years starting from 2001.

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains Electricity, Water and Drainage. Gas Central Heating.

Service Fee: Approx. £1500 annually, payable in two instalments.

EPC: Current C (76) Potential C (79)

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, follow the road along the promenade on the A379. After driving past The Crabshell Inn, the property will be on your left before the bend.

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