



22 The Moorings • Kingsbridge





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Kingsbridge • TQ7 1LP

Salcombe 6.8 miles | A38 Devon Expressway 13.4 miles | Totnes 13.3 miles (London Paddington 2 hours 5 minutes) (all distances and times approximate)

Experience the pinnacle of stylish living with breathtaking water views over the Kingsbridge-Salcombe Estuary.

Ground Floor

Entrance Hall | Kitchen | Living/dining room | Bathroom | Bedroom 1

Ensuite shower room | Bedroom 2 | Bedroom 3

Outside

Balcony access from living room | Communal garden | Private parking | Mooring

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Discover the epitome of comfortable and stylish living at 22 The Moorings, where luxury meets convenience. As you step into this remarkable ground floor apartment, you'll be greeted by a spacious and inviting hallway that sets the tone for what lies ahead.

This stunning apartment boasts three bedrooms, each designed to provide a unique blend of comfort and functionality. The master bedroom, a spacious double, is a true haven of relaxation. Complete with an ensuite walk-in shower room, it offers both convenience and a touch of indulgence. Wake up to breathtaking views of the Kingsbridge Estuary, right from the comfort of your bed, creating a truly serene ambiance.

The second bedroom, originally a double and currently utilized as a twin room, offers versatility to accommodate your changing needs. The third bedroom is a single and provides a comfortable space for various uses, whether it's a private study or a serene retreat.







The heart of the apartment, the modern kitchen, is equipped with built-in appliances including an electric hob and ample wall and floor cupboards. The family bathroom features a shower over a bath.

Prepare to be captivated by the living/dining room, where panoramic views of the estuary take center stage. Access to the balcony allows you to seamlessly blend indoor and outdoor living, creating a perfect setting for relaxation or entertaining. With an abundance of natural light filling the room, this spacious area is beautifully presented, offering a sense of tranquility and a welcoming atmosphere.

Stepping outside, you'll find communal gardens that beckon you to unwind and enjoy the outdoors in style. And worry not about parking – this property ensures convenient parking facilities for residents.

In conclusion, 22 The Moorings offers an unparalleled living experience on the ground floor. With its thoughtfully designed bedrooms, modern kitchen, spectacular views, and access to communal gardens and parking, this apartment encapsulates the perfect blend of comfort, convenience, and elegance. Don't miss your chance to call this exceptional property your new home.



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.

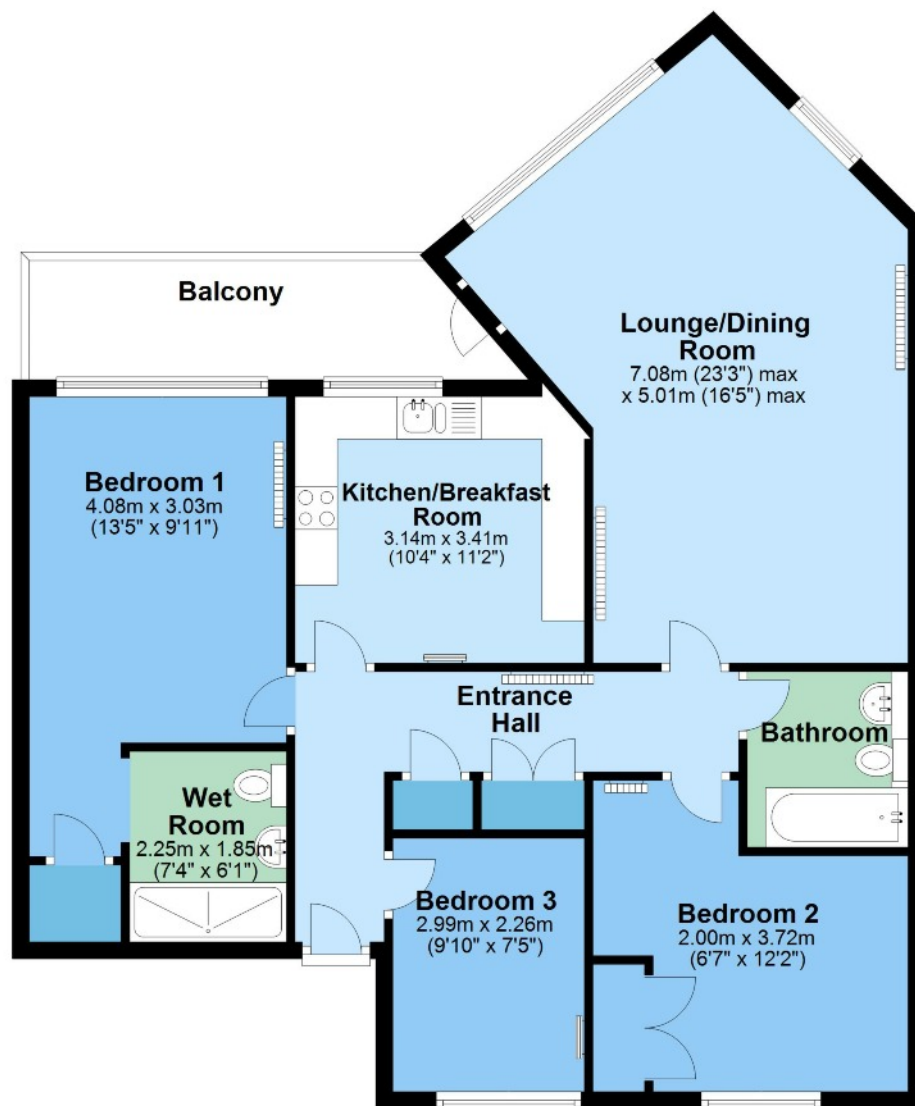
Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance 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.

CHI



First Floor

Approx. 92.7 sq. metres (997.7 sq. feet)



Total area: approx. 92.7 sq. metres (997.7 sq. feet)

CHI
CHARLES HEAD
EST. 1902

EXPERTS IN PROPERTY

Tenure: Leasehold of 999 years starting from 1991

Local Authority: South Hams District Council

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

Service Fees: £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 22 can be accessed via the left hand side building on the ground floor.

Viewing's: Very strictly by appointment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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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