



6 Crabshell Quay

Embankment Road, Kingsbridge, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Occupying an idyllic, waterside setting, a modern three-bedroom penthouse apartment with stunning estuary views

Located in a prestigious contemporary waterside development of just twelve apartments, 6 Crabshell Quay is a penthouse apartment offering light-filled accommodation and beautiful estuary views. The property would be ideal for use as a principle residence, second home or as a highly sought-after holiday let.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



**PARKING
PRIVATE
MOORING**



BALCONY



**LONG
LEASEHOLD**



TOWN



974 SQ FT



**GUIDE PRICE
£500,000**



The property

The accommodation is accessed from a welcoming entrance hall with an intercom entry system. There is an open plan kitchen/sitting room which is well-equipped with a range of contemporary units with granite worktops, a wine rack and integrated appliances. The sitting area features full-height glazing with French doors to a Juliet balcony overlooking the estuary, with additional light admitted by skylights in the high vaulted A-frame ceiling. The remaining accommodation offers a large principal bedroom with full-height windows overlooking the water, fitted storage and an en suite shower room. There are two further well-proportioned bedrooms, one of which could be used as an additional reception room, and a family bathroom.

Outside

6 Crabshell Quay is approached over a driveway with double electric security gates giving access to the property's allocated private parking space. There is a private allocated mooring subject to harbour fees.

Location

Kingsbridge is the principal market town in the South Hams District and provides an excellent range of amenities for its residents. There are independent and High Street retailers, including two major supermarkets, along with medical and dental surgeries, a library, cinema, a leisure centre, sports clubs, and numerous restaurants, cafés and public houses. Swing moorings and slipways for boat launching are available in Kingsbridge Estuary and the renowned sailing town of Salcombe to the south, along with nearby Dartmouth. The area is a haven for nature-lovers and walkers with fabulous coastal and countryside walks. More comprehensive retail, leisure and cultural facilities are available in the cities of Plymouth to the west and Exeter to the north. There are good communication links in the area. Totnes train station offers regular trains to London Paddington in just under three hours and the A38 Devon Expressway gives access to major towns and to the national motorway network. Exeter International Airport offers a growing number of domestic and international flights.





Distances

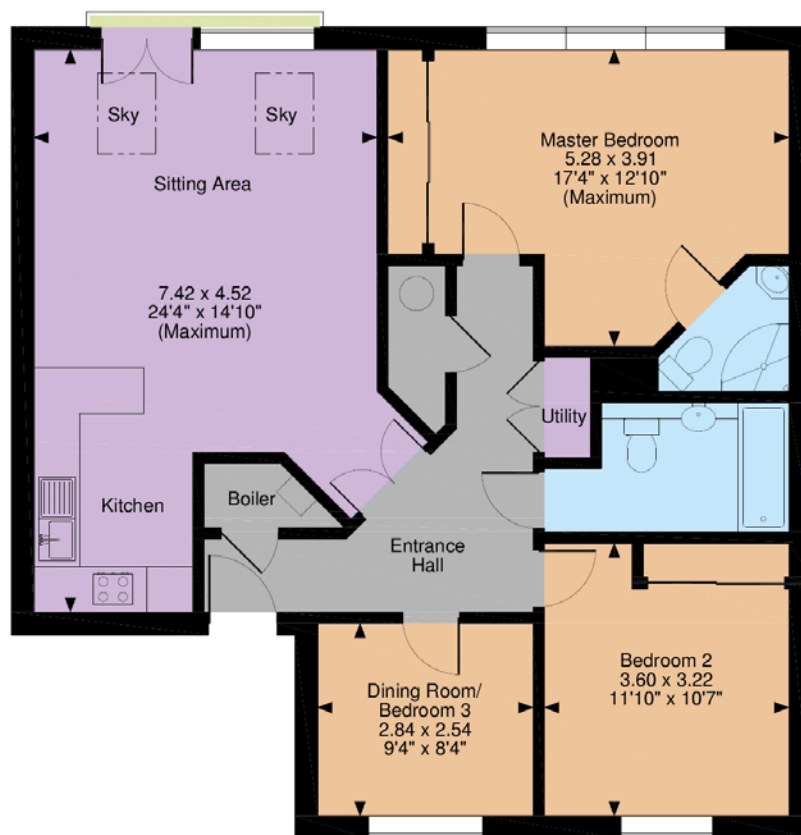
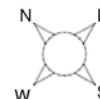
- Salcombe 6 miles
- Dartmouth 12.6 miles
- Totnes 13 miles
- Totnes Station 13.3 miles (London Paddington 2 hours, 47 minutes)
- Ivybridge Station 13.5 miles
- Exeter 40 miles

Nearby Schools

- Kingsbridge Primary School
- Kingsbridge Community College
- Stover School
- Totnes Progressive



Crabshell Quay, Embankment Road, Kingsbridge
Total area 974 sq ft (91 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

TQ7 1JX

On arriving at Kingsbridge on the A379, at the roundabout take the 1st exit onto Ilbert Road, sign-posted to Town Centre. At the next roundabout take the 3rd exit onto Promenade, staying on the A379 and after 0.4 mile Crabshell Quay can be found on the right-hand side.

General

Local Authority: South Hams District Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

Tenure: Leasehold. 999 years from 1 May 2003.

EPC Rating: C

Service Charges: £3500 per annum. £125 per annum ground rent charge

Wayleaves and easements: This property is sold subject to any wayleaves and easements whether mentioned in these particulars or not.

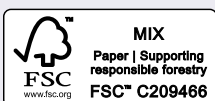
Exeter

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