



3 Crabshell Quay

Embankment Road, Kingsbridge, Devon TQ7 1JX



Occupying an idyllic, waterside setting, a modern 3-bedroom apartment with stunning estuary views

3 Crabshell Quay occupies a spectacular waterside position, overlooking the Kingsbridge estuary. The apartment provides light-filled, open-plan living with 3 bedrooms and benefits from parking and private mooring.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



**PARKING
PRIVATE
MOORING**



BALCONY



**LONG
LEASEHOLD**



TOWN



985 SQ FT



£500,000



The property

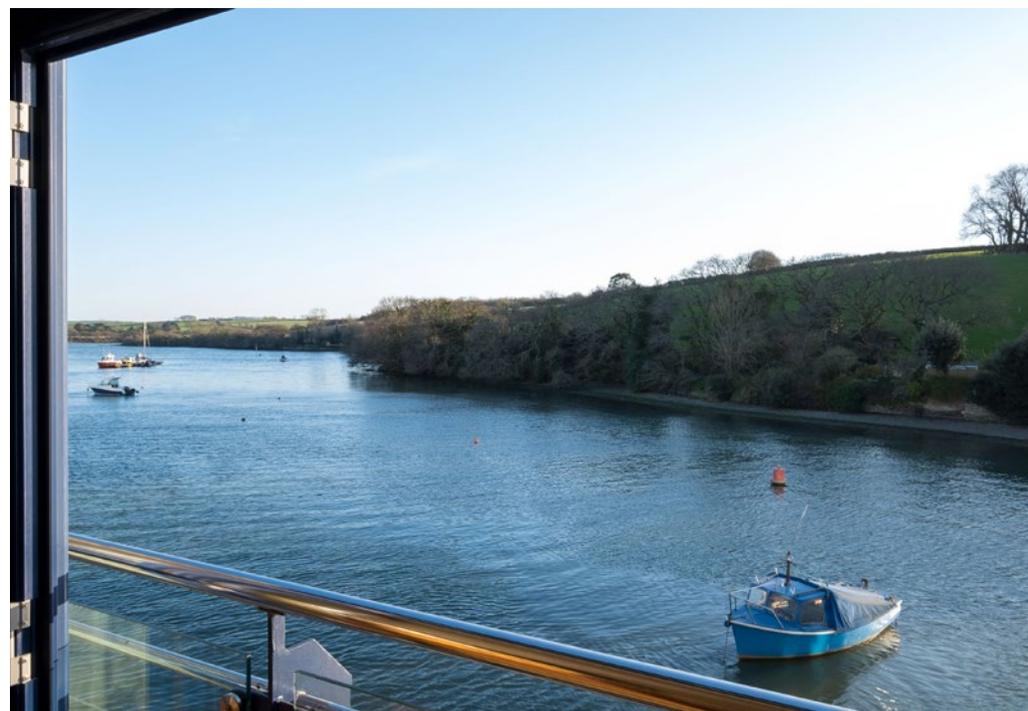
Exclusive Crabshell Quay comprises just 12 apartments, with Number 3 offering light and airy accommodation, with neutral décor and contemporary interior styling, creating the perfect permanent, or second home, in a truly enviable setting. The open-plan kitchen/dining and sitting room has plenty of natural light courtesy of the glazed, folding doors, with the design of the room offering the ideal layout for a seating area to be created to ensure maximum enjoyment of the waterside views. The rear of the room encloses the kitchen area, which is fitted with modern wall and base level cabinetry, topped with granite work surfaces. There are three bedrooms, with the principal room benefitting from a large, picture window affording an outlook to the estuary, as well as having a modern en suite shower room and a generous length of fitted wardrobes. A contemporary styled bathroom completes the accommodation with three cupboards in the reception hallway providing useful storage for outdoor wear and domestic equipment.

Outside

With part stone wall and part-rendered elevations, Crabshell Quay has distinctive aqua-blue window frames and Juliet balcony railings, setting the building apart at the bankside of Kingsbridge Estuary. Well-maintained planted beds at the entrance contain an interesting selection of clipped evergreen shrubs and structural plants, with the driveway leading to wrought-iron electric gates, through an archway, to access to the carport parking at the apartments. Private mooring is available, 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 and a library, and for leisure times and socialising, there is a 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, and offer additional opportunities for water sports enthusiasts. 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 and for commuters there are train services from Ivybridge and Totnes. The A38 expressway is approximately 12 miles distant and, for travel further afield, Exeter Airport offers Domestic and Continental flights, whilst Brittany Ferries Continental Ferry Port at Millbay Docks provides regular crossings to France and Spain. There is a primary school in Kingsbridge and community colleges at both Kingsbridge and Totnes, with independent schooling at Stover School, Plymouth College and King's and Totnes Progressive.



Distances

- Salcombe 6 miles
- Dartmouth 12.6 miles
- Totnes 19.5 miles
- Exeter 40 miles
- Exeter airport 43 miles

Nearby Stations

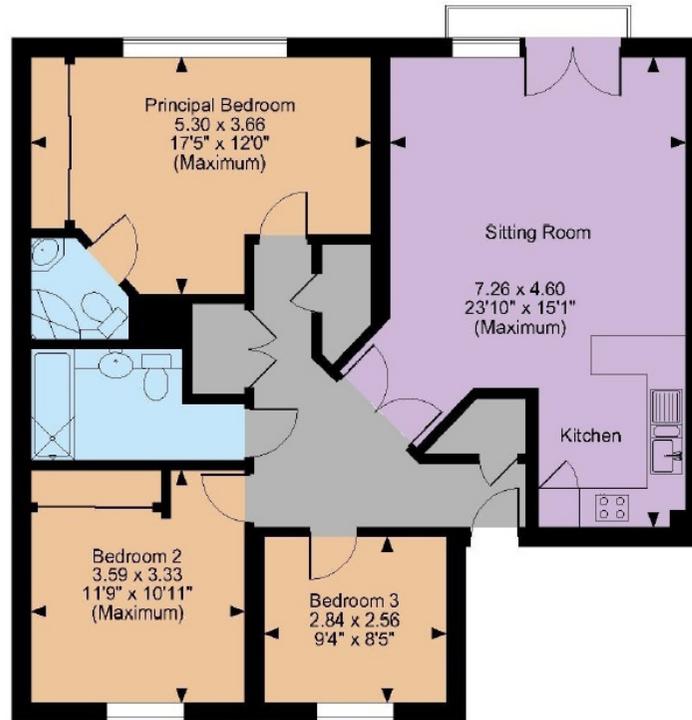
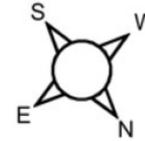
- Ivybridge 13.5 miles (London Paddington 3 hours, 37 minutes)
- Totnes 13.4 miles

Nearby Schools

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



3 Crabshell Quay, Embankment Road, Kingsbridge
Internal area 985 sq ft (92 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8484288/DBN



Floorplans

House internal area 985 sq ft (92 sq m)
For identification purposes only.

Directions

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

Tenure: Leasehold. 999 years from 1 May 2003.

EPC: C

Council Tax: Band F

Service Charges: £2650 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

24 Southernhay West, Exeter, Devon EX1 1PR

01548 897616

salcombe@struttandparker.com

struttandparker.com



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited