

73 Saffron Park

73, Saffron Park, Kingsbridge, TQ7 1RW







Salcombe 6 miles. Totnes 13 miles. Dartmouth 15 miles.

A vacant 2 bedroom apartment with off road parking and a single garage. In an elevated position, the apartment enjoys far reaching views over the town towards the estuary.

- Spacious second floor apartment
- Superb westerly facing views
- Sitting room/dining room with patio door onto the balcony
- 2 double bedrooms and family bathroom
- No onward chain
- Leasehold plus a share of the Freehold title
- Council Tax Band C

Guide Price £220,000

SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with it's main line train station and good connectivity to London, and Dartmouth are both within easy reach.

DESCRIPTION

This second and therefore the top floor apartment takes full advantage of it's elevated position in the town with superb westerly views. The apartment is ready for immediate occupation.

Having been a recent successfully let property, this opportunity of a sale will appeal to both investment and residential home purchases. The apartment has good levels of accommodation and benefits from the extremely valuable addition of a single garage together with a further car parking space in front.

ACCOMMODATION

From the parking area, an external flight of stairs rises up to the top floor where there is a private paved area which leads to the rear of the property with the entrance door into the hall.

The bight and spacious sitting/dining room is located at the end of the hall. This room benefits from a sliding patio door which provides access onto the balcony.

The kitchen has a sliding door and is fitted with a range of base and eye level kitchen units incorporating an integrated electric oven with a 4 ring electric hob with an extractor unit over. There is plumbing for a washing machine and space for a fridge/freezer.

There are two double bedrooms, the main bedroom benefiting from a range of fitted double wardrobes with built in clothes drawers. This dual aspect bedroom receives plenty of light and is of a very good size. The smaller double room has a built in wardrobe.

The family bathroom has a bath with an electric shower unit over and is fitted with a glass screen. The airing cupboard contains the hot water cylinder.

OUTSIDE

The parking space in front of the single garage is allocated to this apartment. External steps rise up to the start of the private paved patio area on the second floor of the building. This level paved patio area wraps around the entire length of the apartment at the rear, providing areas to sit outside. The tall rendered wall denotes the boundary and also offers a good degree of privacy,

TENURE

The lease commenced on 25th December 1989 for 999 years, with 963 years remaining. However, together with flats 71, 75 & 77 the freehold is included, with each of the 4 flats owning an equal share. There is an annual charge of £500 made by each owner to cover the buildings insurance.

SERVICES

Mains water, sewerage, and electricity. Electric storage heating from recently installed Dimplex Quantum wall mounted units. Fibre internet is wired directly to the premises (FTTP), and good mobile signal is available.

DIRECTIONS

From the Quay in Kingsbridge follow the promenade taking the first turning to the left into Derby Road, left again into Ebrington Street and right into Saffron Park. Number 73 is part way up the hill on the right. The single garage is numbered, with the additional single parking space in front.







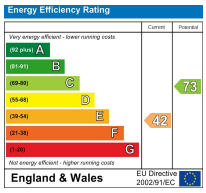



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Total area: approx. 62.8 sq. metres (676.1 sq. feet)

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1 The Promenade, Kingsbridge, TQ7 1JD
01548 853131
kingsbridge@stags.co.uk
stags.co.uk