



64 Scholars Walk
Kingsbridge, Devon TQ7 1QL

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





64 Scholars Walk, Kingsbridge, Devon TQ7 1QL

Welcome to this charming top floor apartment in a prime location, boasting picturesque views over the town and open countryside.

This beautifully presented and well-maintained property is situated in a sought-after area within easy access to local shops, schools, and transport links and features two double bedrooms, a spacious dual aspect reception room with feature fireplace, a well-equipped kitchen with base and wall units and integrated appliances and two modern bathrooms (one en-suite). The bright and airy living spaces are perfect for comfortable living and entertaining. Residents will also appreciate the convenience of allocated off-street and visitor parking.

With its desirable features and peaceful surroundings, this property offers a wonderful opportunity for a delightful urban retreat.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

KEY FEATURE

- Top floor apartment
- Beautifully presented and well-maintained
- Superb views over town and open countryside
- Two double bedrooms
- Allocated parking
- Close to towns amenities

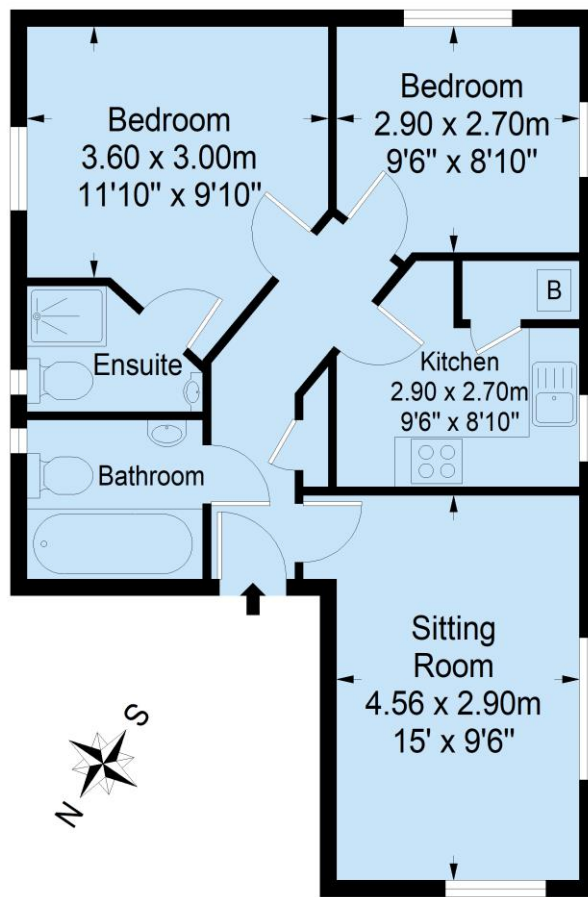
BEDS 2 | BATHS 2 | RECEPT 1 | EPC - C | COUNCIL TAX - B

TENURE - The property is leasehold - 155 years from January 2002.

SERVICES - Mains electricity, gas, water and drainage. New gas boiler installed 2023. Service and maintenance charges – approx. £1,739.00 per annum. Ground rent - £347.26 per annum.

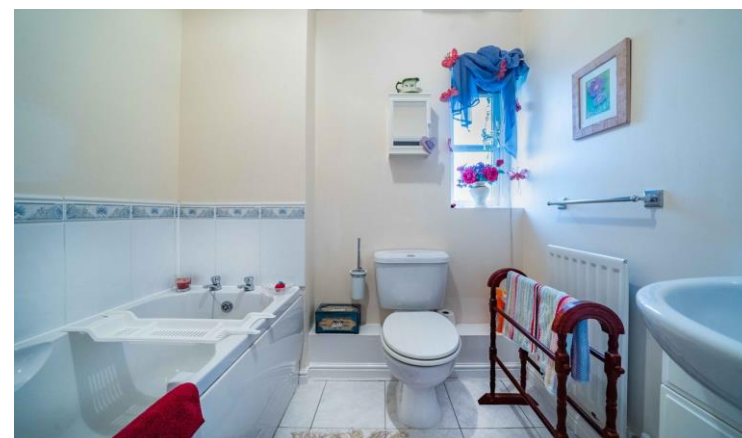
VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

*NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.*



Ground Floor

*Total area 54 Sq.m
(581 Sq.ft) Approx.*



DIRECTIONS

What3words - leotard.barstool.silent

Driving - From our office at the top of Fore Street bear right into Duncombe Street and continue into Waterloo Road bear left at the junction with Church St going up the hill. Take the first left into Fosse Road and go past the turning for Scholars Walk. The next entrance on your left (between the two stone pillars) is the residents and visitors parking area for the apartments. Alternatively pedestrian access is available via steps from Waterloo Road.

IMPORTANT NOTICE

1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS