

# 57 EMBANKMENT ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 57 EMBANKMENT ROAD

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This is a wonderful family home offering over 1500 sq. ft of bright and spacious accommodation, well-maintained garden, parking and lovely estuary views from the two front bedrooms, kitchen/dining room and sitting room.

Downstairs the accommodation comprises entrance porch, hall with under stair storage and a cloakroom. To the front is the sitting room with fireplace and bay window giving lovely views across the estuary. Next is a study which has an open fireplace and two sets of feature glazed doors through to the kitchen/dining room and conservatory. The stylish kitchen/dining room is superb, it has a part glazed roof, plenty of floor and wall units with integrated appliances, twin Belfast sink, central granite island incorporating the hob, more than ample space for a dining table and chairs and glazed doors which open to the front patio. The conservatory has a tiled floor and opens out to the rear patio seating area.

Upstairs are three double bedrooms. Bedrooms 1 and 3 enjoy lovely views to the estuary. Bedroom 2 has beautiful views to the hills above Bowcombe Creek. There is also a family bathroom and a separate shower room.

Outside, the delightful sloping rear garden is mainly laid to lawn, the borders carefully planned to provide colour throughout the year. There is a pond, pergola with grapevine, olive, plum and cherry trees. There are two patio seating areas, summer house and shed. A gate at the back of the garden gives access to a footpath leading to Warren Road and the town centre. To the front is driveway parking for several vehicles, EV charging point and a good sized garage. Access to the estuary foreshore is a five minute walk away.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, two supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches. The town boasts an excellent primary school and a community college which was judged outstanding by Ofsted. 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.

### Directions

what3words - fees.disengage.crawled

From the centre of Kingsbridge, take the A379 Dartmouth coastal road heading out of town with the Quay on your right-hand side. Continue on past the Crabshell Inn towards Bowcombe Bridge and No.57 will be found on the left-hand side.





# PROPERTY DETAILS

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## Property Address

57 Embankment Road, , Kingsbridge, Devon TQ7 1LA

## Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles (distances are approximate)

## Services

Mains electricity, gas, water and drainage. Gas combi boiler. Gas fire. Open fire in the study. Chimneys are in working order.

## EPC Rating - Band C

Current: 71, Potential: 77

## Council Tax

Band E

## Tenure

Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.  
Tel: 01803 861234.

## Key Features

- Beautifully presented property
- Superb kitchen-diner with part glazed roof and patio doors
- Sitting room / Study / Conservatory
- Three double bedrooms (2 with fitted wardrobes and fireplaces)
- Bathroom / Shower room / Cloakroom
- Wonderful views to the estuary
- Garage and driveway parking.
- Established garden with patios

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.





# FLOOR PLAN

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



Total area 144.92 Sq.m  
(1560 Sq.ft) Approx.

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