



14 Malt Mill, Ebrington Street



# 14 Malt Mill, Ebrington

Kingsbridge, Devon TQ7 1DA

Salcombe 6 miles. Dartmouth 14 miles. Totnes 13 miles.

A conveniently located and well presented two double bedroom apartment with allocated parking with estuary views

- Walking distance to the estuary and town centre
- Open plan sitting/kitchen with Juliet balcony
- Shower room and an additional cloakroom
- No onward chain
- Council Tax Band B
- Top floor apartment with good estuary views
- Two double bedrooms
- One allocated off road parking space
- Furniture available by separate negotiation
- Leasehold 974 Years Remaining

## Offers In Excess Of £220,000

### SITUATION

Malt Mill is located on the favoured Embankment Road in the much sought-after part of the town, being within easy walking distance of the centre of the town with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe are within easy reach.



## DESCRIPTION

14 The Malt Mill is a superbly located top floor apartment within this attractive barn conversion, set just a short stroll from the Quayside and Market Square. The property has been in the same ownership for approximately 19 years and is now offered for sale with no onward chain. The apartment is available with furniture (by separate negotiation) if required.

Access to the building is gained through two entrance doors, each leading to a central staircase hall which rises to the second floor and the private entrance to No. 14. There is the benefit of an intercom entry system from the front entrance door, together with individual ground floor letterboxes for each apartment.

## ACCOMMODATION

The apartment enjoys taller than average ceiling heights, creating a sense of space and light. The accommodation is well presented throughout and briefly comprises:

Entrance hall – with access to a cloakroom fitted with wash hand basin.

Open plan kitchen / sitting room – a superb living space with Juliet balcony enjoying views towards the Estuary.

The well-fitted kitchen area has a range of base and eye level units, laminate flooring and breakfast bar, with integrated appliances as follows: Bosch fan-assisted electric oven, Neff gas hob with extractor over, Worcester gas-fired combi boiler, undercounter fridge and freezer, space and plumbing for full-size dishwasher and washing machine.

The sitting room has a feature fitted electric fire for ambience and full-height glazed doors opening to the Juliet balcony.

There are two double bedrooms, the main bedroom with a taller than average fitted double wardrobe and the second room which is currently arranged with twin single beds.

The shower room has been refurbished, with a corner shower (mains hot water pressure), WC and built-in sink unit.

Both bedrooms and the shower room benefit from fitted shutters.

## OUTSIDE

A single allocated off road parking space.

## TENURE

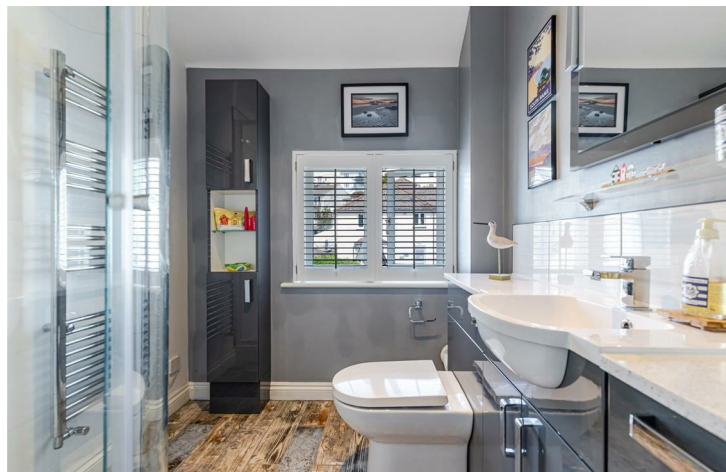
Leasehold with a 999 year lease commencing in 2000. No pets or holiday letting is allowed; however long term residential letting is allowed. The annual service charge is currently £2062, paid in two instalments on 1st August and 1st February.

## SERVICES

Mains water, drainage, electric and gas with gas fired central heating. According to Ofcom, superfast broadband and good mobile coverage is available at this property.

## DIRECTIONS

Malt Mill is located opposite the Town Square and is accessed either by a locked gate by a short path leading from the pavement just past the pedestrian traffic lights or off Ebrington Street for vehicular access.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

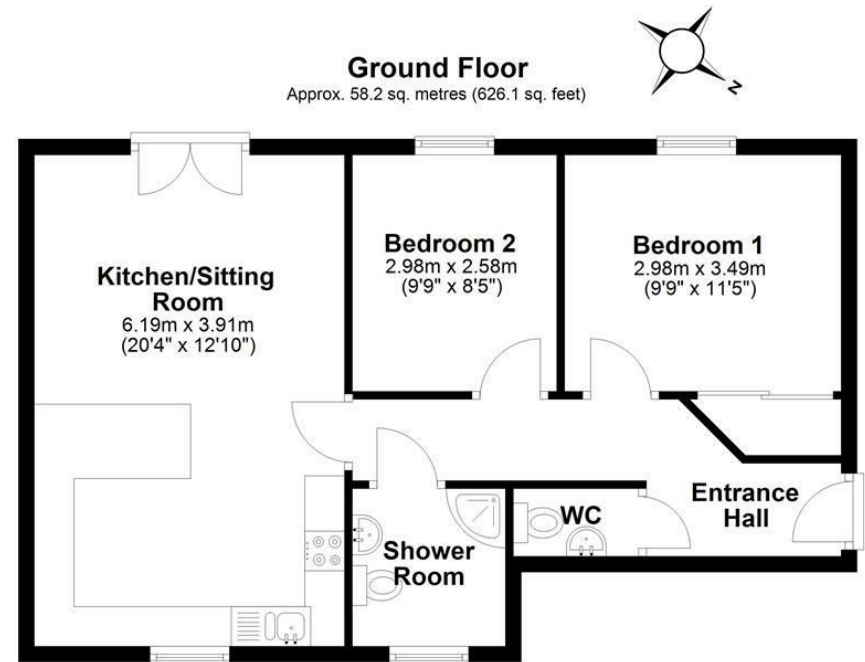


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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Total area: approx. 58.2 sq. metres (626.1 sq. feet)



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