An attractive first floor flat, in prominent Grade 11 listed building, situated in an extremely desirable location, on the Quay close to town and amenities. Built of stone under a slate roof, features include sunny patio, parking and gas central heating.

The market town of Kingsbridge, which is situated at the head of the Kingsbridge Estuary, offers a variety of marine activities, an excellent sports centre with swimming pool, cinema, health centre, two supermarkets, churches, pubs and more. Just a short drive away as is the beautiful South Devon coast and countryside.

Directions; From the office take the first right down Duncombe Street, follow the road round to right into Church Street, go down this road to bottom and turn left into Ebrington Street. Pindar Lodge is the first driveway on the right hand side approx. 150 yards along this road.

**ATTRACTION FIRST FLOOR FLAT ADJACENT TO QUAY-PROMENADE**

- **LIVING ROOM**
- **KITCHEN (REFURBISHED)**
- **DOUBLE BEDROOM WITH NEW ENSUITE BATHROOM**
- **GAS CENTRAL HEATING**
- **DESIGNATED PARKING FOR ONE CAR**
- **PERFECTLY LEVEL ACCESS TO QUAY AND TOWN**
- **LONG LEASHEHOLD WITH SHARE OF FREEHOLD**
Communal entrance door to spacious hall with attractive **Georgian staircase** leading to first floor.

- Wooden entrance door with 3 steps down to

**LIVING ROOM**  
12’ x 10’2” (could possibly enlarge to 13’7” x 10’2” to include hall)  Window to side, large wall mounted mirror, tv point, telephone point, 4 power points, radiator.

**INNER HALLWAY**  
Radiator, coat hanging area, store recess.

**KITCHEN / BREAKFAST ROOM**  
9’ x 7’3” (Refurbished) Singe drainer stainless steel sink unit with cupboard under, range of work tops, built in breakfast bar, 2 windows, electric cooker, gas point, cupboards under, 7 power points.

**BEDROOM**  
13’3” x 11’2” Window to front overlooking the Quay with window seat, double radiator, walk in utility store cupboard/dressing room with gas boiler.

**BATHROOM/WC**  
(New) white suit of panelled bath with shower off taps, pedestal wash hand basin, low level wc, window to side. Part tiled walls, radiator, wood effect floor, extractor fan, shaver point.

**OUTSIDE**  
Charming communal sunny patio garden area.

**PARKING**  
There is designated residents’ parking for one car.

**SERVICES**  
Mains water, drainage, electric and gas.

**TENURE**  
LEASEHOLD 999 year lease, from 1985. Annual charges £523.91 plus £20 admin costs for current year.

**COUNCIL**  
South Hams District Council - Tax Band A

**VIEWING**  
Strictly by Kingsbridge Estate Agents 01548 856685