



7 CRABSHELL HEIGHTS EMBANKMENT ROAD

£1,300 Per

2 bedroom apartment with parking and walking distance to town centre



- Two Private gardens providing the perfect sun traps throughout the day
- Private parking and visitors parking
- Level walk along the Quayside and Promenade

Full Description

7 Crabshell Heights offers a welcoming atmosphere from the moment you step into its spacious hallway complete with convenient utility and storage cupboards. The two bedrooms, both generously sized and illuminated with natural light, provide comfortable living spaces. The Master bedroom boasts built in wardrobes and an en-suite shower room for added convenience, along with French doors leading to the second courtyard, enhancing the sense of openness and connection to the outdoors.

The family bathroom, thoughtfully presented, features a shower over bath, catering to various preferences for relaxation or quick refreshment. Moving further into the apartment, you'll find the heart of the home - an open plan kitchen/dining/living area. The kitchen is equipped with ample wall and floor cupboards, abundant work top space, and modern appliances including a built-in oven and electric hob, facilitating effortless culinary experiences.

The interconnected living space is designed to optimise functionality and comfort, with French doors leading to the primary courtyard. This strategic placement not only invites ample natural light into the room but also extends the living area seamlessly into the outdoor environment.

The courtyard itself is a private oasis, capturing sunlight throughout the day, making it an ideal setting for alfresco dining or simply enjoying moments of relaxation in the fresh air. The property can be accessed via a lift or stairs, offering convenience for all users. A designated parking space is available in a covered car park, with space for further storage

such as bicycles or boating gear and visitor parking is available.

Crabshell Heights enjoys a prime location just a stroll away from the picturesque Kingsbridge Estuary and the acclaimed Crabshell Pub, known for serving some of the finest pizzas in town! Additionally, the flat walk to the town centre is both brief and scenic, offering easy access to a variety of amenities and attractions.

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas combi boiler with underfloor heating.



- Short stroll to local pub and amenities
- Lift access
- Short drive to local beaches
- EPC B
- Close proximity to Kingsbridge & Saclombe Estuary - perfect for water enthusiasts

Long let preferred.

Letting - The property is available to rent on an Assured periodic Tenancy.

All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Charles Head.

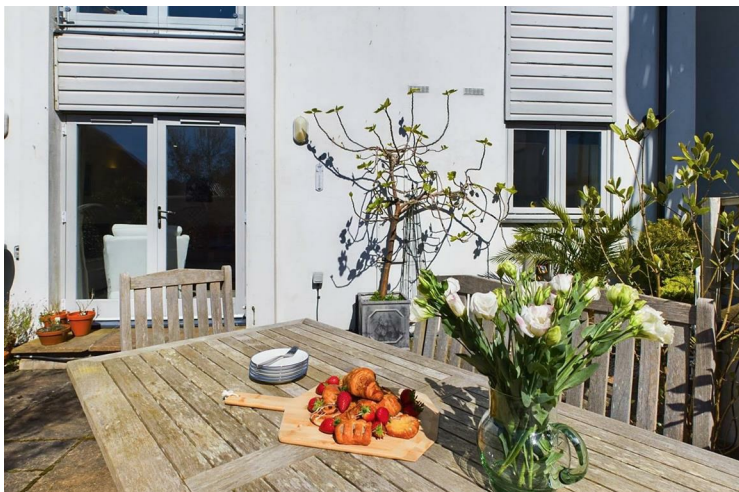
Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

Directions: Driving along the promenade on the A379 take the left turn as you reach The Crabshell Inn into the covered car park.

Viewings: Very strictly by appointment only.

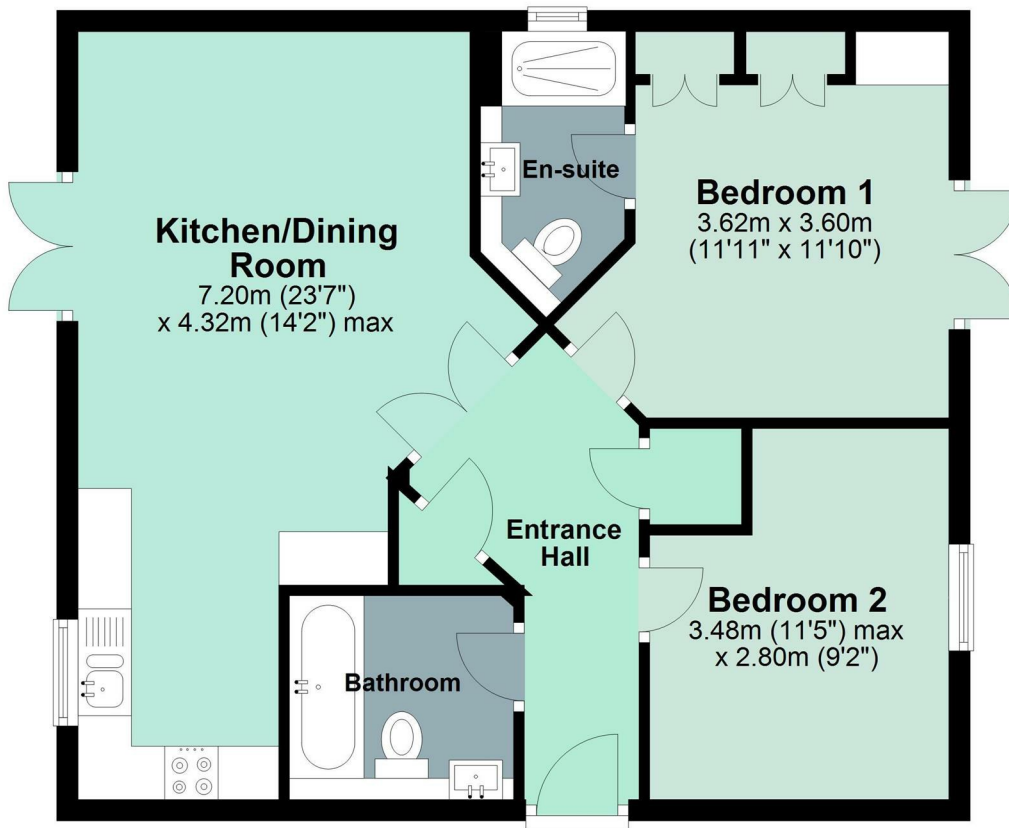
IMPORTANT NOTICE: We would like to inform prospective renters that these rental particulars have been prepared as a general guide only. They are prepared and issued in good faith

and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. **ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD**



Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



Total area: approx. 58.8 sq. metres (632.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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