

# 4 THE MALT KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 4 THE MALT

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This is a delightful, bright and spacious first floor apartment located in the centre of town overlooking the towns square and is just a couple of minutes walk to the Quay and amenities.

Inside the property boasts a large entrance hall with storage cupboard that houses the hot water cylinder. An open plan kitchen/dining/living room which is a lovely space to entertain or simply relax and take in the views from the wall of windows and doors opening to the Juliette balcony. The kitchen is well-equipped with lots of floor and wall units with integrated appliances and there's plenty space for a dining table and chairs. There are two double bedrooms, a family bathroom with shower above the bath and an en-suite shower room.

The property is used as a second home and is also a successful holiday let.

No pets allowed.

The property is leasehold. 999 years from 1st September 2004.

There is an annual service/maintenance charge paid to Maltmill Management Company for the upkeep of the building and communal areas.

Charge for 01/04/25 to 31/03/26 is approximately £2470.55 (includes ground rent, contribution into the sinking fund and some 'one off' essential maintenance). The charge is to be reviewed going forward.

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.





# PROPERTY DETAILS

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## Property Address

4 The Malt, The Promenade, Kingsbridge, Devon, TQ7 1HP

## Services

Mains electricity, water and drainage. New Dimplex night storage heaters with SMART technology and new Dimplex wall heaters in both bedrooms installed April 2024.

## EPC Rating - Band B

Current: 82, Potential: 88

## Council Tax

Band D

## Authority

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

## Key Features

- Bright and spacious first floor apartment
- Open plan kitchen/dining/living room
- Two double bedrooms
- Bathroom and shower room
- Communal garden
- Lovely views over the town square
- Successful holiday let

## 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.

## Directions

what3 words - sprains.thank.weekend

There is a gated entrance to the apartments off The Promenade in the centre of town between the mini roundabout and Wills Marine.

## Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles  
(distances are approximate)

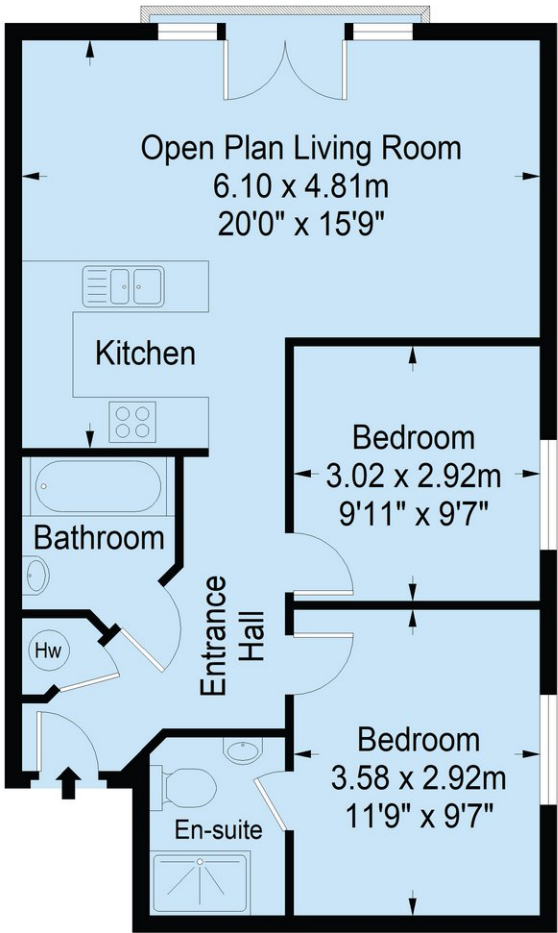
## Viewing

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 60.57 Sq.m  
(652 Sq.ft) Approx.

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