



THE BOATYARD

QUAYSIDE KINGSBRIDGE



4 EXCLUSIVE WATERSIDE HOMES



Welcome to The Boatyard

A unique waterside development of contemporary high specification town houses with an unrivalled location close to town amenities, enjoying uninterrupted estuary views and unspoilt landscape beyond. 2 separate living areas, each with its own balcony, 4 bedrooms with 3 bathrooms. Each home has its own private lift and door entry system video intercom. Also included are 2 parking spaces for each property and a length of quayside wall providing the opportunity of a quayside mooring *.



View from first floor balcony position



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Stunning views and gorgeous interiors

The Boatyard is a luxury development directly on the quayside, adjacent to the Salcombe - Kingsbridge Estuary, being built to a high specification, with a spacious open plan design. These homes will be energy efficient and come with a 10 year New Homes Warranty.

The development of 4 Town Houses are seeing them constructed with 3 or 4 bathrooms and open plan kitchen dining room. Living rooms have direct access onto balcony terraces with breathtaking views of the Estuary, towards the market town of Kingsbridge and out across the surrounding rural countryside directly across the water.

Each property will have two parking spaces. The Boatyard development will make full use of this prestigious location, beside the Estuary, and will deliver a sympathetic and considerate development of high quality design and impressive construction, on the last vacant waterside location in Kingsbridge along Embankment Road.



The Boatyard is conveniently situated in Kingsbridge, along the Quayside on Embankment Road, which is a short, level, picturesque walk along the estuary into the town centre. The popular waterside Crabshell Inn is further along the quayside. Kingsbridge Recreation ground, which has a tennis court, café and play area is also nearby. Access to the water is directly outside your door, with each home owning a stretch of quayside with the opportunity to moor directly in front of your home. There is also the opportunity to rent a large pontoon mooring space on the estuary, directly opposite these new homes.



Please note: Internal images are from a similar previous development

Discover the local area

The market town of Kingsbridge is situated at the head of a tidal estuary, which flows downstream to Salcombe, into the English Channel and is surrounded by lush, green rolling countryside. Throughout the 19th Century, Kingsbridge had an active coastal shipping trade, with thriving shipbuilding and tanning industries and indeed The Boatyard is adjacent to a former shipbuilding yard.

Kingsbridge is a vibrant town, with a varied selection of shops, cafes, restaurants and pubs open all year, together with a three screen cinema. The major cultural events in town are the Food and Music Festival, held in June and Fair Week in July, whilst on the first and third Saturday of each month a Farmers Market is held in the Town Square. Many other amenities, including the Health Centre/Hospital and a Sports Centre/ Swimming Pool are within the town.



There are three excellent golf courses within a 10 mile radius of Kingsbridge and much of the surrounding coastline is National Trust administered, providing many miles of clifftop walks between sandy coves and popular family beaches. Regular bus services run from the Town Square to Dartmouth, Salcombe, Plymouth and Totnes, the latter two have main line railway stations.



Specifications

All homes will be Freehold & carry a 10 year New Homes Warranty.

The Boatyard is being built to a high standard, which includes structure, heat loss, ventilation, sound insulation and fire safety (which includes a state of the art fire protection system, with fire sprinklers and fire alarm).

Beautiful living space - image from one of our previous developments



Kitchens

A highly finished, quality kitchen from our chosen bespoke local kitchen manufacturer Yealm Kitchens, which includes comprehensive range cupboards and contemporary drawer packs - all soft close with integrated appliances. Worktops will be high end Corian surfaces with moulded sink details. Stainless steel appliances from Bosch. Moulded sinks complimented with stylish chrome taps and all set off with coloured glass splashback. Under cupboard pelment lighting. Under cupboard pelment lighting.



Bathrooms & Sanitary Ware

High Quality Wall hung sanitary ware by Laufen

Master suite Wet room, with tile flooring and underfloor heating

Laufen Pro Basin with VADO Edit Mono Basin Mixer Chrome

Laufen Pro Wall Hung WC, with soft close seat and concealed cistern

Vado concealed valve, rain head Showers

Bath Tub and shower screen



VADO - Edit Mono
Basin Mixer



Laufen - Pro S Washbasin



Laufen - Pro Rimless Wall
Hung WC



VADO - Saturn Round
Shower Head



VADO - Tablet Altitude
Horiz Concealed Valve



VADO - Evolve Slide Rail
Shower Kit



Internal Joinery & Finishes

Staircase. Oak strings, newel posts and handrails with glazed balustrade infill, carpeted stair treads.

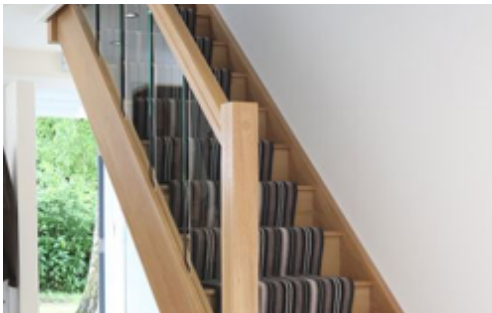
(Indicative example is pictured below, treads will be fully carpeted).

Internal Doors

High spec JBKind contemporary doors with stylish stainless steel handles.

Fitted Wardrobes

Where shown on plans, fitted with contemporary sliding doors. Oak effect shelf and chrome hanging rails internally.



Flooring

Karndean premium flooring to living spaces and carpets to bedrooms and stairs.

External Finishes

Rockpanel cladding to give an exclusive appearance, alongside silicone render and traditional stonework as shown on visuals

Windows & Doors

Aluminium architectural windows, coloured grey finish. External entrance doors, will be contemporary composite construction with contemporary handle & multipoint locking. Sliding / french doors in grey aluminium finish to balconies as shown on plans.

Decking

Timberteck composite decking with concealed fixing system to balconies.

Walls and Ceilings

Painted with 3 coats of white emulsion.

Electrical Specification

Individual video door entry system intercom, operational from any of the floors in the home.

Brushed chrome electrical points in living rooms and master bedroom.





Balcony Treatments

Glazed balustrading, glass panels with minimalist post construction and no top rail, to maximise clear uninterrupted views.

Glazed obscured separating panels for privacy.

Plumbing & Heating

Traditional Mains Gas Central Heating System,

Contemporary feature radiators to main living spaces

Chrome Towel rails to all bathrooms

Electric Underfloor Heating to master ensuite wetroom

Nest Intelligent Learning Thermostat, remotely controllable

Ceramic Tiling

Ceramic stone tiles, to give an up to date look. Tiling full height to provide the most stylish presentation of bathrooms.

Energy Efficiency Features

Predicted Energy efficiency rating B

Nest Learning Thermostat, remotely controlled from phones and other devices for maximum efficiency

Solar PV panels generating free electricity

High performance double glazed windows

Highly insulated walls, floors and roof to ensure excellent thermal performance

A-rated appliances (oven, fridge freezer and dishwasher)

Dual zone gas central heating with energy efficient condensing boiler

Low energy lighting with LED technology

Thermostatically controlled radiator valves

All properties air leakage tested

Special Features

Passenger Lift Installation to all 3 floors

Quay Wall Moorings

Located alongside the quay wall, immediately outside each home, space for vessels of up to 4.5m each in length. Mooring subject to granting of licence from Harbour authority. Additionally, Pontoon moorings available for larger vessels, directly opposite the development.

Fire Sprinkler System

Full emergency fire-fighting system

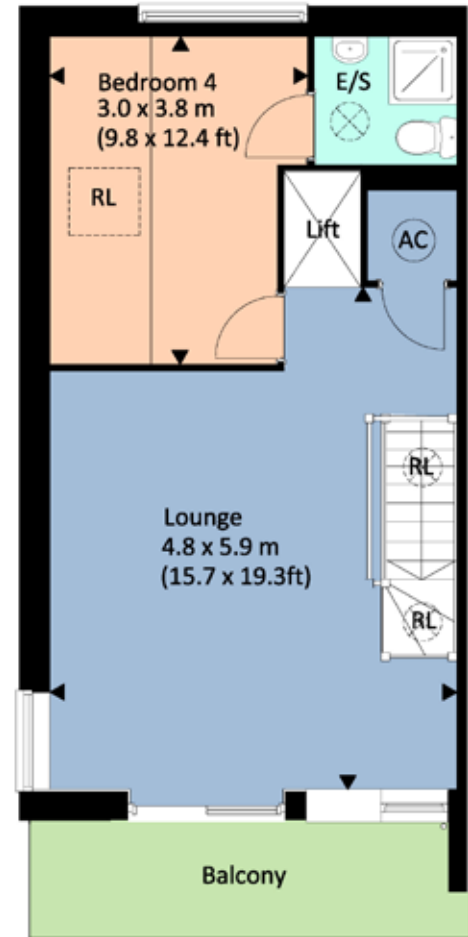
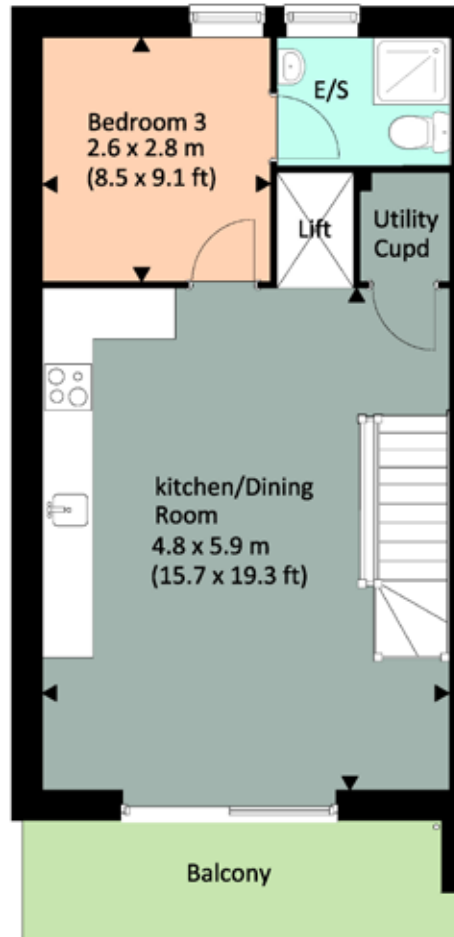
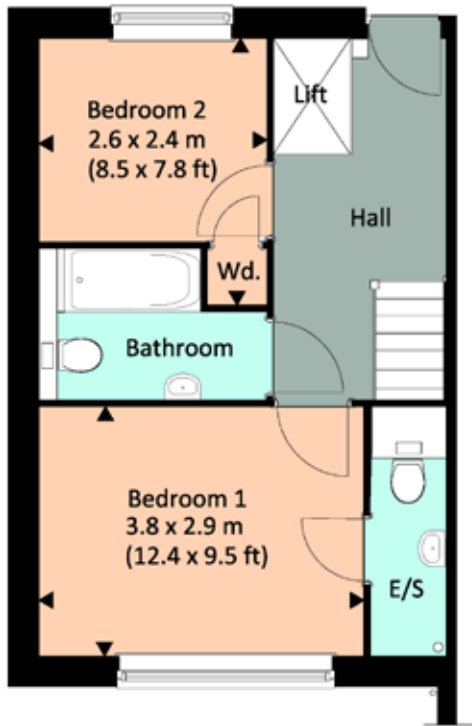
Fire/Smoke Detection Alarm System

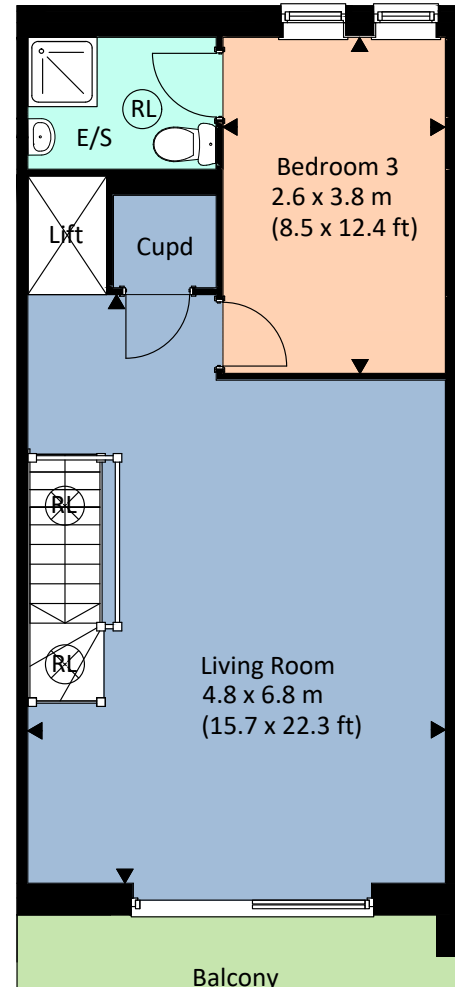
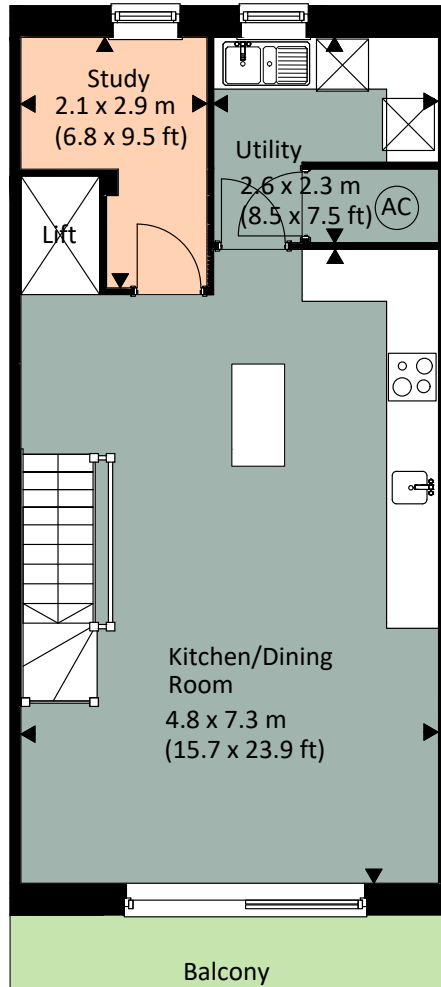
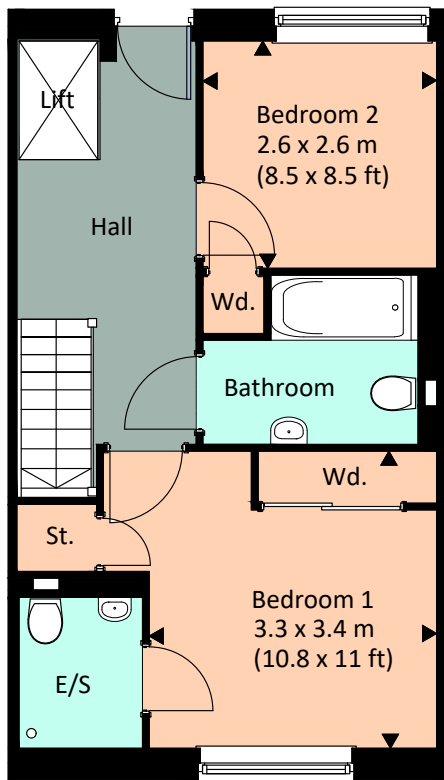
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External Landscaping;

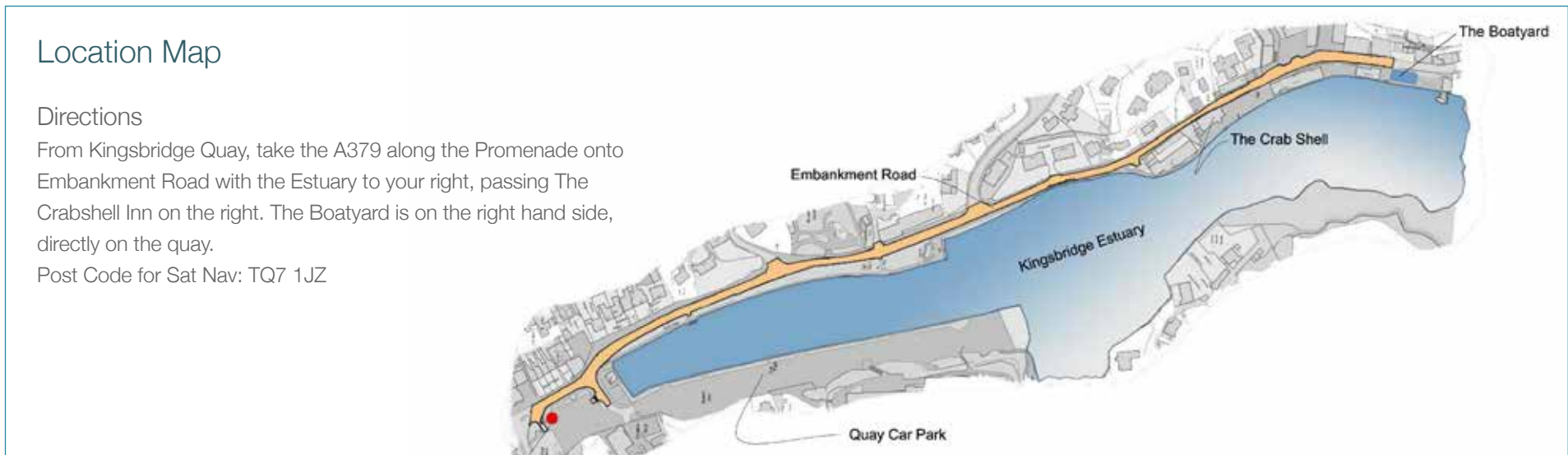
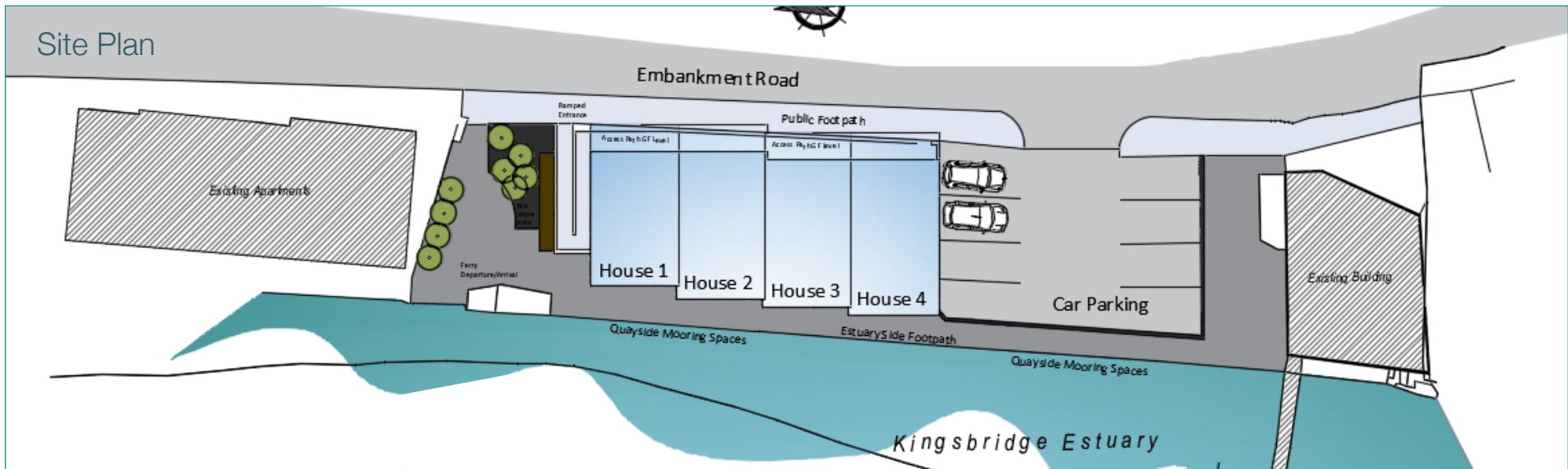
Ramped, covered entrance pathway to houses with retaining enclosure wall.

Steps down to amenity area.





Unit 2



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