



6 Bolt Head, Salcombe

Guide Price £850,000

HARRIET
GEORGE

6 Bolt Head

Salcombe

Overlooking South Sands beach with impressive panoramic views across the water, an immaculate apartment where you can hear the sound of the sea from your balcony.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth.

This magnificent site was redeveloped about 18 years ago to create 17 apartments and 9 town houses.

Occupying an enviable position above the popular sandy beach on the west side of Salcombe, there is good access to the South West Coastal Path, two boutique hotels, a watersports centre with cafe and the South Sands Ferry provides easy access to Salcombe town centre.

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Apartment 6 is on the first floor of the building and enjoys breathtaking views across the estuary to the beaches on the East Portlemouth shoreline. The property is in excellent decorative order throughout and the owners have recently replaced the kitchen and en-suite shower room. The open plan kitchen / dining / living room leads out to the balcony. There are three bedrooms, the main bedroom has an en-suite shower room and a family bathroom serves the other two.

The apartment has use of the communal landscaped grounds and an allocated car parking space. There is ample visitor parking and from one corner of the grounds a flight of steps gives direct access down to the road leading to South Sands beach.

6 Bolt Head has been an extremely popular holiday let for several years and figures are available on request.

SERVICE CHARGE

The current service charge is £3901.80 per annum with no ground rent payable.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

Approaching Salcombe from Kingsbridge, turn off the A381 at Malborough village, going straight ahead at the crossroads into Collaton Road. Follow this country lane for just over a mile, following signs for North Sands. The road goes down a steep hill, and on arriving at a T-junction, turn right at the sign at the foot of the hill, pass South Sands beach on your left and follow the road as it turns sharply to the left. The entrance to the site will be found 100 yards along on the right hand side.



Approximate Gross Internal Area = 81.50 sqm / 876 sq ft

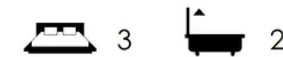
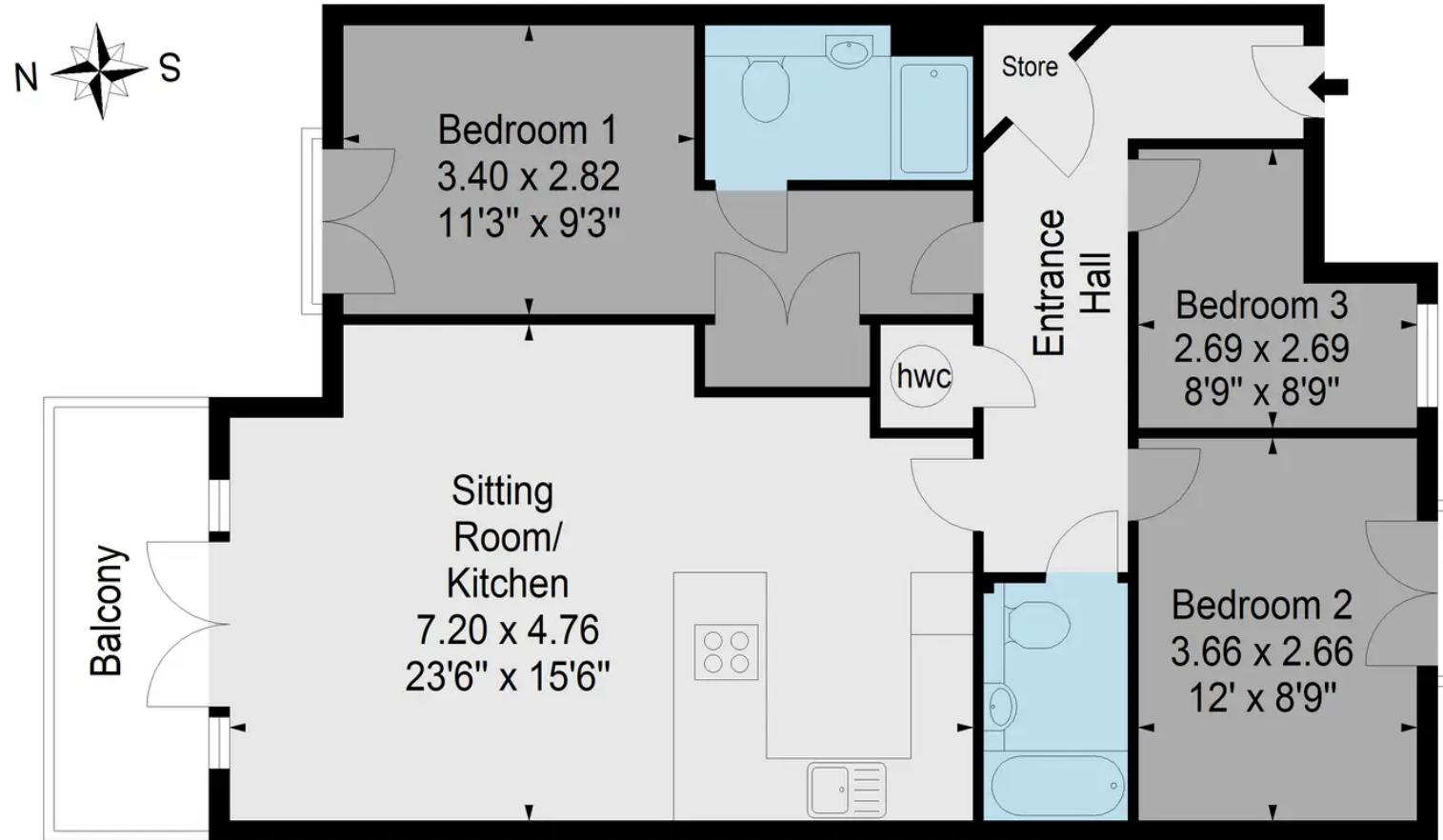


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measurements are approximate, not to scale.

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