



71a Fore Street, Salcombe

Guide Price £695,000

HARRIET  
GEORGE



# 71a Fore Street

## Salcombe

A stylish split level maisonette arranged over the top two floors of a period property.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

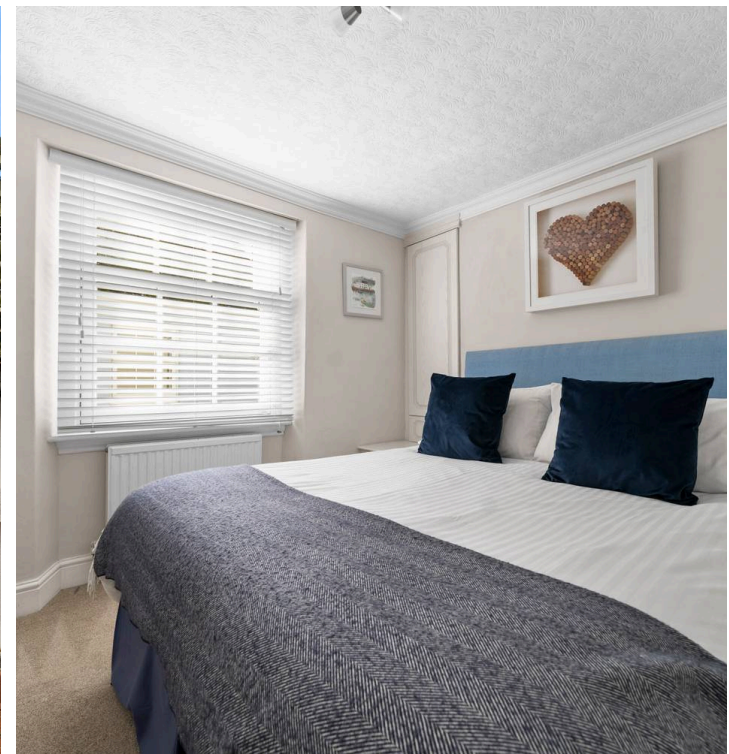
71a Fore Street is in the centre of the town, within easy walking distance of the many restaurants, pubs and boutique shops.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Just a stones throw away from the harbour and pontoons at Whitestrand Quay, 71a Fore Street is a light and airy 4 bedroom maisonette in the very heart of the town.

The entrance hall on the ground floor provides a useful space to hang coats and leave beach toys and from here stairs lead up to the half landing where there's a family bathroom.

On the first floor is a fully fitted kitchen, shower room and a characterful sitting dining room with windows on two sides and a remote control gas coal effect fire set in a cast iron fireplace.

The 4 bedrooms are on the second floor and there is access to a roof terrace with views of pretty pastel houses that provides a pleasant space to BBQ and enjoy the last of the Salcombe sun.

The owners have obtained planning permission to convert the attic space with three dormers on the south elevation while providing panoramic views across the estuary from the east elevation roof windows. The proposal is for the internal layout to be reconfigured creating a kitchen / dining / sitting room on the top floor and the current kitchen would become an en-suite bedroom. Drawings are available on request.

Conveniently positioned in the very centre of this popular seaside town, 71a Fore Street is an ideal lock up and leave or holiday let. The apartment has an established and successful holiday letting history and figures are available on request.

## SERVICES

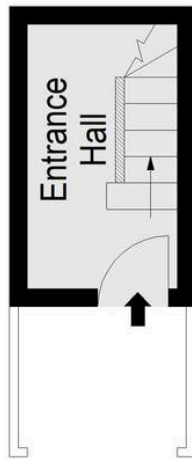
Mains water, drainage, gas and electricity.

## DIRECTIONS

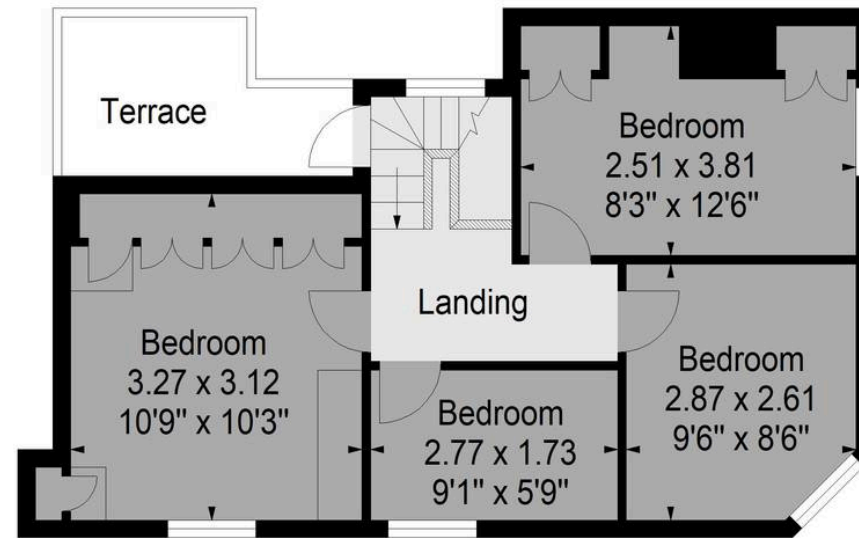
From Whitestrand Car Park proceed down Fore Street towards the Kings Arms, and here turn left towards Kings Cottages, 71a Fore Street will be found on the right hand side.



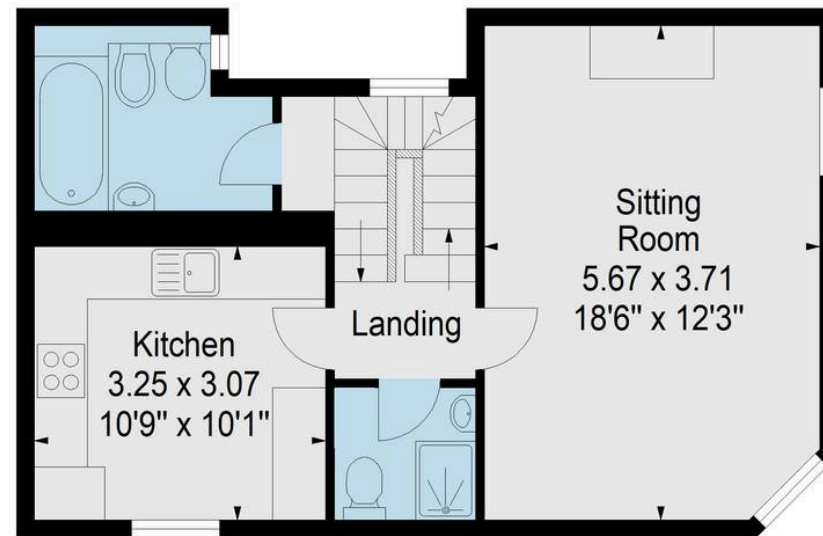
Approximate Gross Internal Area = 90 sqm / 969 sq ft



**Ground Floor**



**Second Floor**



**First Floor**



Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Harriet George Properties Limited**

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.