



3 Blue View, Devon Road, Salcombe

Guide Price £650,000

HARRIET
GEORGE

3 Blue View

Devon Road, Salcombe

A stylish duplex apartment on the upper two floors of a small modern purpose built block with outstanding views, balcony and parking.

Located within the South Devon Area of Outstanding Natural Beauty, Salcombe is renowned for its gorgeous golden beaches, rolling green hills and fine selection of on and off-water activities.

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.

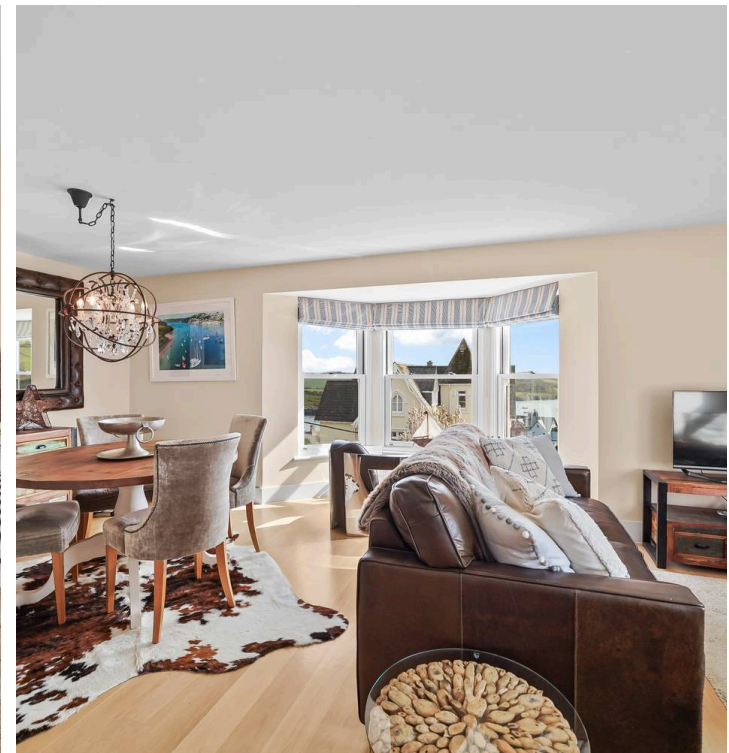
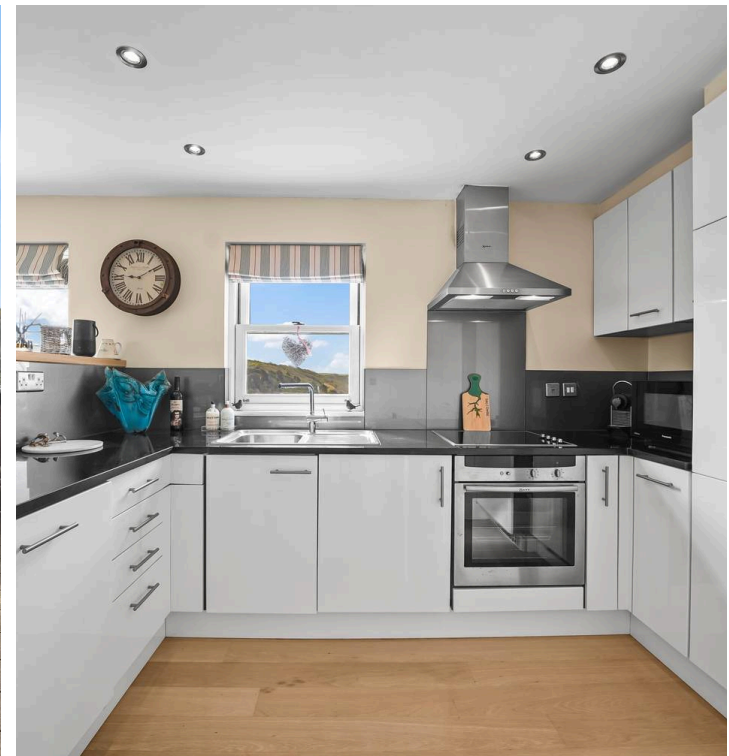
Blue View has an attractive and convenient location about a quarter of a mile from the town centre and on the seaward side of Devon Road. It is a short walk from the many restaurants, pubs and boutique shops.

The block of just four self-contained apartments with parking underneath were built in 2007.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



This beautifully presented apartment faces approximately south east and boasts fabulous views of the Salcombe Estuary, the beaches on the East Portlemouth shoreline and beyond.

Apartment 3 is on the first and second floor and the bright and airy accommodation has an open plan kitchen dining living room with two sash windows and a large bay window, all with superb views. The kitchen is fitted with a range of white units, black granite work surfaces with glass splashback and integrated Neff appliances. There is an L-shaped double bedroom on this floor and a family bathroom.

The main bedroom with extensive eaves storage and bi-fold doors to the roof top balcony is on the top floor and enjoys spectacular panoramic views. There is a shower room adjacent to the bedroom and additional storage on the landing.

Beneath the building is a covered parking space in a shared garage facility. There is also one visitor space available on a first come first served basis.

The apartment is an ideal lock-up-and-leave holiday home with income potential and rental projections are available on request.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

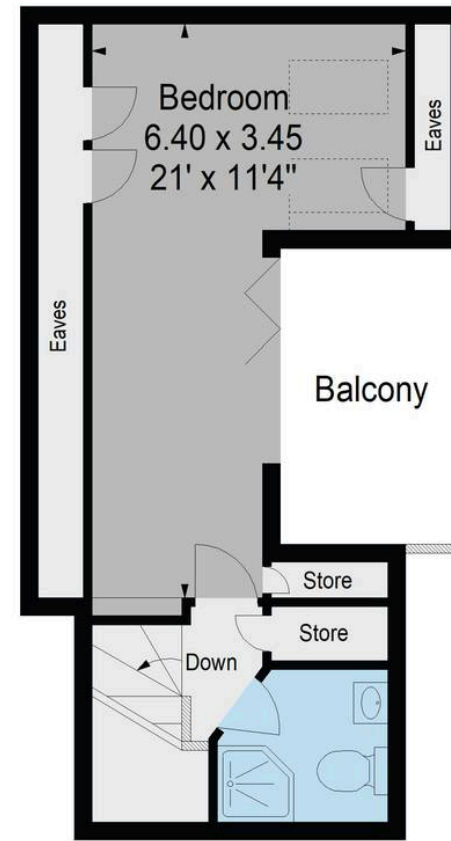
On entering Salcombe from Kingsbridge continue straight past the first crossroads instead of turning left towards the town centre and follow Main Road as it contours around the side of the hill. At the next junction bear left into Devon Road and follow this road for about a quarter of a mile. Blue View will be found on your right hand side opposite the turning to Allenhayes Road.



Approximate Gross Internal Area = 86.86 sqm / 935 sq ft



First Floor



Second Floor



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

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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.