

£325,000

FOR SALE

## 2 Bedroom Apartment- Torcross

- ❖ Holiday let investment
- ❖ 2 Bedroom Apartment
- ❖ Beach location
- ❖ Private parking
- ❖ Lovely views
- ❖ Average rental income of £21k a year
- ❖ Gas central heating



## At The Beach, Torcross

### Property Summary:

At The Beach is a stunning development of luxury holiday apartments on the site of what was formerly the Torcross Hotel. The development is situated on the beach on Torcross, and attract a healthy income due to the location and standard of finish throughout. Number 10 is a stunning two bedroom apartment with sea and Ley views and benefits from gas central heating and private parking.

### About the Area:

An Area of Outstanding Natural Beauty, the coastal village of Torcross can be found nestled between the freshwater lagoon of Slapton Ley and the three mile shingle stretch beach that is Slapton Sands. Unique in its geography, Torcross is a coastal village like no other and enjoys beautiful scenery from every angle, making it the ultimate escape for history fanatics, nature enthusiasts, those that love the great outdoors and food lovers. Conveniently situated between the market towns of Kingsbridge and Dartmouth, it's the perfect bolthole if you're looking for an authentic South Devon coastal experience, with easy access to the rest of the region and all it has to offer.



Please call to arrange a viewing **Kingsbridge Estate Agents** 01548 856685 [www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

### **The Property;**

At The Beach is a stunning development of luxury holiday apartments on the site of what was formerly the Torcross Hotel. The development is situated on the beach on Torcross, and attract a healthy income due to the location and standard of finish throughout. Number 10 is a first floor two bedroom apartment with sea and ley views and benefits from gas central heating and private parking.

Accessed from a sheltered courtyard with an open porch and partly glazed front door leading into the

### **Entrance Hall**

An L shaped hall with wooden flooring. Doors to

### **Open Plan Living Space**

A light and airy space with large bay window with beautiful Ley views and sea view. Wooden flooring continued with plenty of living space.

### **Kitchen**

With two windows to the side aspect, the kitchen is fitted with a matching range of grey wall and floor units with composite work surface, inset stainless steel sink with mixer tap. Appliances include Neff ceramic hob with splashback and stainless steel hood above, Neff electric oven and built in microwave, dishwasher, washer/drier , fridge with freezer compartment..

### **Main Bedroom**

A double bedroom with window to the side aspect, built in corner cupboard housing a Worcester LPG boiler for central heating and hot water, electric consumer unit and shelving. Door to

### **En Suite Bathroom**

An attractively tiled room with contemporary roll top spa bath, wall mounted hand basin with mixer tap and movement activated illuminated mirror above, WC, ladder style heated towel rail and extractor fan.

### **Bedroom Two**

A second double bedroom with two windows to the side elevation.

### **Shower Room**

A fully tiled room with corner shower unit, wall mounted hand basin with combined mirror, shelving and light unit above, WC, ladder style heated towel rail and extractor fan.

The property is used as a holiday with strong bookings in place for the remainder of 2021. Annual income is in the region of £20 - £21k per annum.

### **Services**

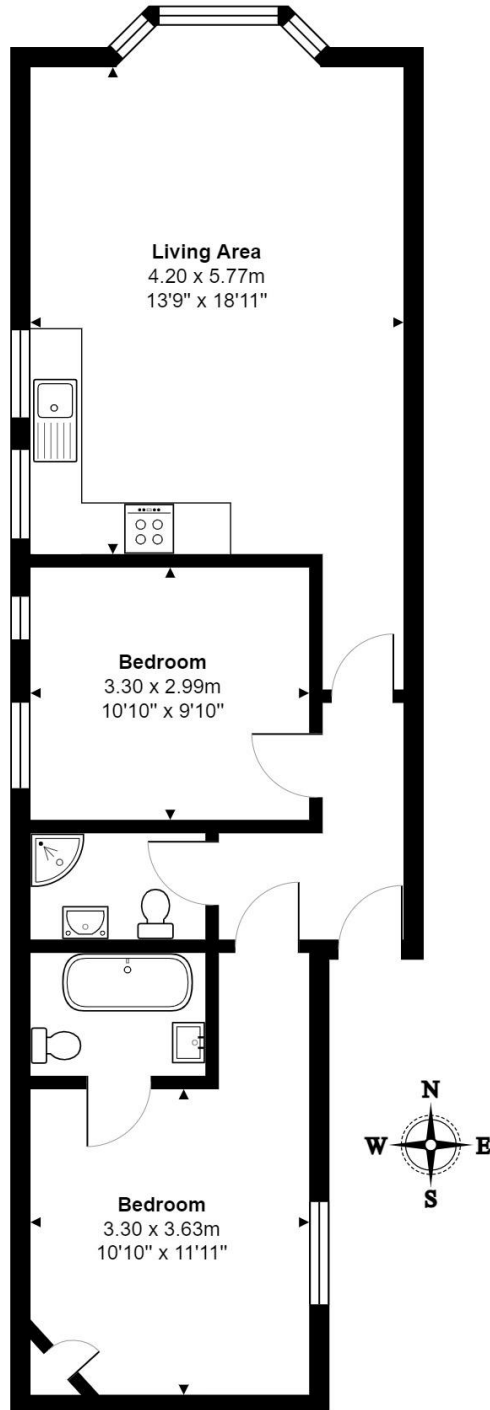
Mains water and drainage, electricity and metered LPG. Central heating is LPG.

### **Tenure:**

The property is leasehold with a 999 year lease dating from 2008. Ground rent is £100 pa, buildings insurance currently £391 pa. A service charge of £125 pcm includes a contribution to a sinking fund.

**COUNCIL** South Hams District Council – TBC  
**SERVICES:** Mains electricity, LPG , water, sewerage

**TENURE** Leasehold  
**EPC RATING:** D



All measurements are approximate and for illustration purposes