



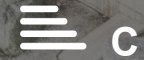
KINGSBRIDGE



11 At The Beach

Torcross, Torcross, TQ7 2EA

Offers Over £400,000



11 At The Beach

Torcross, Torcross, TQ7 2EA

Location:

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. Frequented by holiday makers, many of who return year after year, due mainly to its scenery, walks, and location. The area offers plenty for everyone. A popular destination with families, dog owners and also those with additional accessibility requirements. Torcross will provide you with an authentic South Devon coastal experience, with easy access to the rest of the region and all it has to offer.

The Property:

At The Beach is a stunning development of luxury holiday apartments situated on the beach at Torcross consisting of purpose built holiday accommodation which attract a healthy return with repeat bookings each year. Number 11 At The Beach is a two bedroom holiday let apartment on the second floor with stunning sea views. The property comprises:

Description

The property is accessed from the rear of the development with a private terrace area leading to front door.

Through the entrance hall which has the benefit of useful storage areas is the family shower room which is fitted with a contemporary suite.

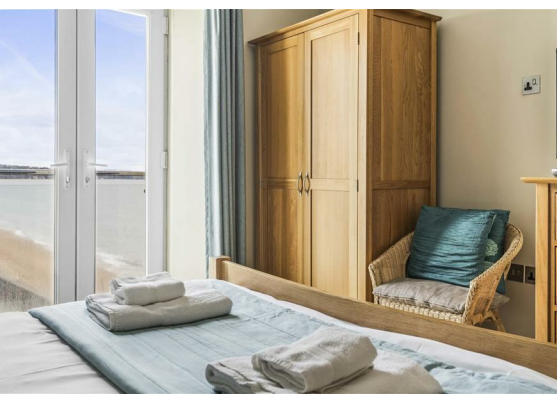
The main bedroom is currently setup as a double and has a Juliette terrace with views out to sea and across the beach below. The ensuite is a lovely bathroom with jacuzzi bath to soak those aching muscles from a days walking or swimming. The second bedroom is set up as a twin and also has the benefit of a Juliette with those views.

As we go through into the open plan living space, you are greeted by endless sea views from the Juliette Terrace and an additional window. The fully fitted kitchen has everything anyone will need, and the sofa is the ultimate spot to relax, open the terrace doors, and dose off to the sound of the waves below.

Outside is a good size private terraced area which is the ideal spot for some al fresco dining.

The property is furnished to a high standard throughout and offers a ready made holiday let business. With a private car park and easy access to the beach and nearby cafes and pubs it has always been a popular location for holidaymakers, many of who return each year.





Luxury Coastal forecast that 11 At The Beach in Torcross, Devon will achieve a gross range as below:

LOWER EXPECTATION: £31,219
UPPER EXPECTATION: £34,685

This is based on the expectation of selling 34 weeks (made up of weeks and short breaks).

Prices charged will range from:
LOWEST PRICED WEEK : £479
HIGHEST PRICED WEEK : £1,604
Average rates per season are as follows:
LOW SEASON: £598
MID SEASON: £875
HIGH SEASON: £1,359
PEAK SEASON: £1,433

***Disclaimer**

Rental forecasts are provided to give an indicative guide of the earning potential of the property in a full calendar year once established. Projections are based on the current market conditions for letting in the area and Luxury Coastal's knowledge of demand and pricing potential based on booking trends. Prices are indicative, with property presentation, features and fit to market determining the rate charged. Earning potential may also be impacted by competitors, economic factors and adverse weather. Luxury Coastal cannot guarantee occupancy levels or rental income. All rates displayed on the forecast are subject to the deduction of Agent commission and VAT. All rates displayed will be sold with an additional booking fee charged of £0-£45 dependant on season - this booking fee is wholly retained by Luxury Coastal.

Tenure;
Leasehold. Approx. 985 years remaining. Annual maintenance charge of £2,400 or £200pm plus Insurance. No Ground Rent

Services:
Electricity, LPG, mains water and sewerage

Floor Plan



Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

