

# £289,100

Guide Price

# FOR SALE



## 2 Bedroom Cottage - Torcross

- ❖ Two bedroom cottage
- ❖ Beautifully presented
- ❖ Established Holiday Let
- ❖ Modern interior
- ❖ Furnishings Included
- ❖ Private Parking
- ❖ Share of Freehold
- ❖ Popular Seaside location
- ❖ Gas Central Heating
- ❖ EPC Rating C



## 17 At the Beach - Torcross

### Property Summary:

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 17 At The Beach is a two bedroom holiday let cottage tucked away in a private location within the complex. With its own private entrance and front seating area, as well as access to communal spaces, this dwelling boasts convenience and comfort.

### 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. Frequented by holiday makers, many of whom 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 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



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## **The Property**

The modern allure of this cottage spans across three expansive levels, offering versatile living spaces perfectly suited for either a holiday retreat or investment opportunity for vacation rentals. Impeccably maintained and generously proportioned, this property promises an exceptional living experience. Nestled just steps away from the picturesque coastline and sandy beaches, this exquisite residence awaits its new owner. Embracing a chain-free status, this property offers an 18th share of the freehold of the At the Beach residence, ensuring both freedom and security.

The property comprises:

### **Ground Floor**

Accessed by the timber deck, through the private entrance you are welcomed by a bright entrance hallway that leads you to the modern and well equipped kitchen with space for a breakfast table and chairs, shower room with walk-in shower, storage space and the second bedroom.

### **Lower Ground Floor**

Accessed by the internal staircase which leads you to an good sized main double bedroom. The main bedroom benefits from built in storage and a modern en-suite featuring a contemporary curved double ended jacuzzi bath and wall mounted tap.

### **First Floor**

Accessed by the internal staircase, the first floor offers a large living room with ample space for a dining table and chairs.

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.

### **Income Projection**

Luxury Coastal forecast that 17 At The Beach in Torcross will achieve a gross range as below:

LOWER EXPECTATION: £27,765

UPPER EXPECTATION: £30,850

This is based on the expectation of selling 32 weeks (made up of weeks and short breaks).\*

### **Services**

Approx. 983 years remaining on the Lease.

Annual maintenance charge of £2400 plus Insurance.

Council Tax Band: Not applicable - the property is currently used as a holiday rental.

Broadband speed up to 53Mbps and most mobile providers likely (Ofcom)

The property is of Standard Construction.

*\* Luxury Coastal 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.*

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**COUNCIL:** Business Rates  
**SERVICES:** Electricity, LPG, mains water and sewerage

**TENURE:** Share of Freehold  
**EPC RATING:** C



Approximate Gross Internal Area = 102.93 sqm / 1108 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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