

# 5 THE SALCOMBE FORE STREET



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



## 5 The Salcombe | Fore Street | Salcombe Devon | TQ8 8JG

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Nestled on the water's edge in the very heart of Salcombe, 5 The Salcombe offers a rare opportunity to enjoy direct estuary views and a relaxed coastal lifestyle. This former hotel occupies one of the town's most desirable waterfront positions, with sweeping views across the harbour to the sandy beaches of East Portlemouth.

This well presented one-bedroom apartment enjoys breathtaking panoramic vistas from within a secure and well-maintained development. Perfect as a holiday retreat or lock-up-and-leave second home, the apartment combines comfort with convenience in an unbeatable location. The dining/lounge area has been fitted out with bunk beds allowing a family of 4 to comfortably sleep in the apartment.

Residents benefit from exclusive access to beautifully kept communal gardens, a heated outdoor swimming pool, paddling pool, and private landing stage with access to mooring pontoons—ideal for boating enthusiasts. With resident parking and easy access to Salcombe's renowned shops, pubs, restaurants, and transport links, everything you need is just a short stroll away.

Salcombe remains one of the South West's most cherished sailing destinations, famed for its sheltered estuary waters, golden beaches, and vibrant coastal charm. Whether you're seeking peace and quiet or a gateway to adventure on the water, 5 The Salcombe delivers it all.

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### Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)

24 Fore Street  
Salcombe, TQ8 8ET





# Property Details

Services:	Mains gas, electricity, water and drainage.
EPC Rating:	Current: D, Potential: B
Council Tax:	D
Tenure:	Share of freehold
Service Charge	£1,316 per quarter
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Key Features

- Stunning waterfront views
- Communal gardens
- Swimming Pool
- Private mooring
- Designated parking
- Easy access
- Central location

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From our office in the centre of Salcombe, proceed about 60 yards along Fore Street and the entrance to The Salcombe will be found on the left hand side.

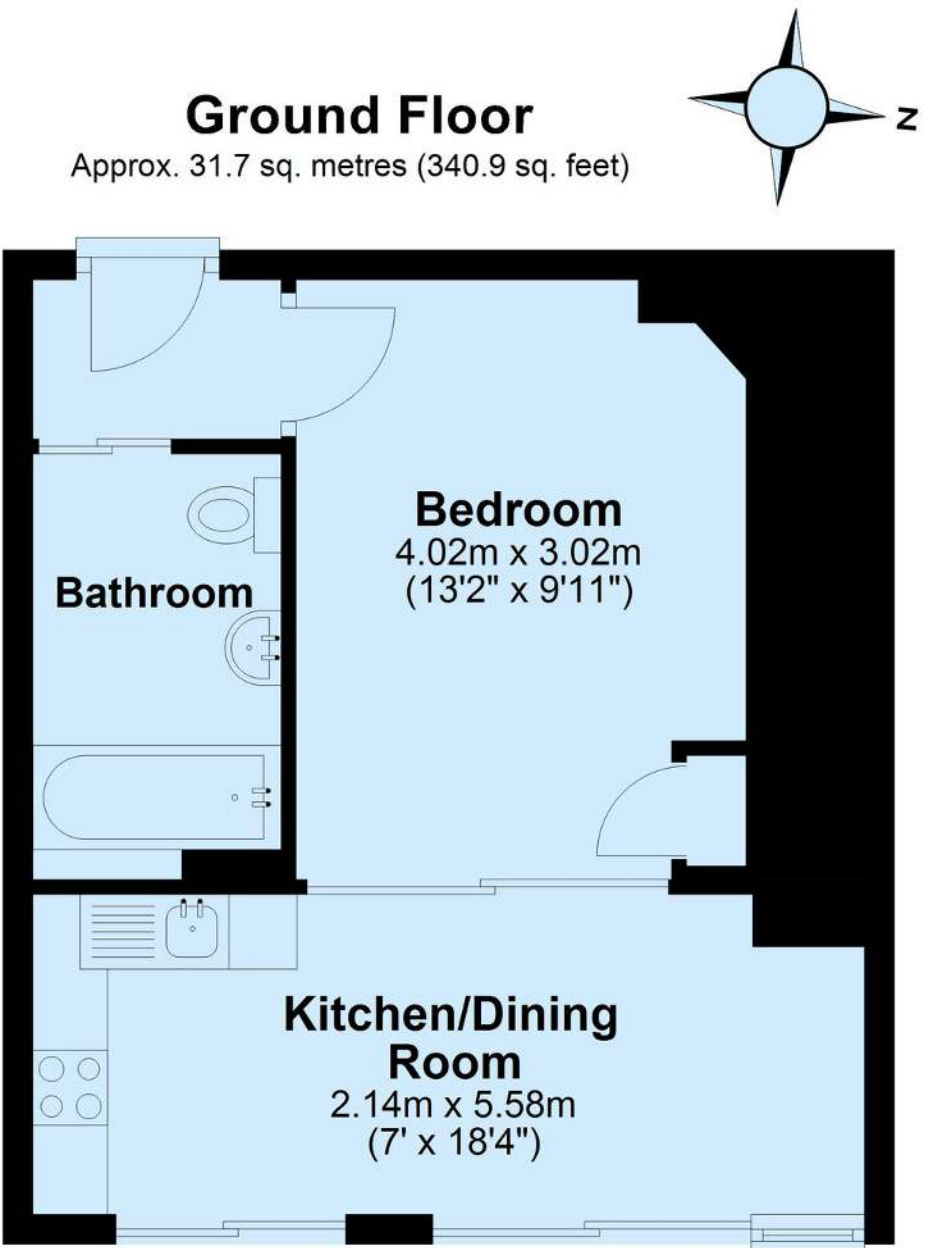
## Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473





# Floor Plans



Total area: approx. 31.7 sq. metres (340.9 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.