

II POUNDSTONE COURT CLIFF ROAD





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

11 Poundstone Court | Cliff Road | Salcombe
Devon | TQ8 8JZ

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles,
Plymouth 24 miles, A38 Devon Expressway 16 miles
(distances are approximate)

Accommodation

Apartment

Large Entrance Hall, Open Plan Kitchen/Dining/Living Area,
Two Double Bedrooms,
En-suite Shower Room, Bathroom

Outside

Apartment Length Balcony,
Large Garage and Storage, Carport Parking

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET

11 POUNDSTONE COURT

Luxury top floor apartment with panoramic
estuary views towards South Pool Creek.

Arguably offering one of the finest views in Salcombe, this fabulous and immaculately presented penthouse apartment features a balcony with stunning 180 degree estuary and sea views.

Great Gates is a gated community comprising three apartment blocks, built in the mid 1970s and located in one of Salcombe's most desirable and peaceful areas—just a short distance from the town centre.

This spacious two bedroom apartment enjoys breathtaking views across the estuary to the beaches along the East Portlemouth shoreline. For sailing enthusiasts, it also overlooks the Salcombe Yacht Club start line. A standout feature is the balcony, which captures truly panoramic views—from South Pool Creek, East Portlemouth, Smalls Cove, and Mill Bay beaches, to The Bar and the mouth of the estuary, extending out to the open sea and horizon.

The interior is stylishly designed throughout, with an open-plan living space running the full length of the balcony to make the most of the water views. The kitchen is beautifully equipped and includes a breakfast bar. The current owners have enlarged the sitting area, which now features sliding patio doors opening onto the spectacular balcony.

There are two double bedrooms, including a main bedroom with en-suite, and a family bathroom with a large bath and separate shower. Externally, the property includes a garage with electricity and water, as well as a dedicated parking space in front.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden coves and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.





Key Features

- Panoramic estuary, sea and beach views
- Exclusive secure gated development close to town amenities
- Beautifully presented throughout
- Balcony
- Open plan living all with captivating water views
- Lift
- 2 Double bedrooms
- Large garage with electric and storage above plus carport parking

“ Beautifully finished and set within an exclusive gated development in one of Salcombe’s most sought-after areas.”





Property Details

Services:	Mains electricity, gas, water, and drainage. Gas central heating.
EPC Rating:	Current: E Potential: E
Council Tax:	Band G
Tenure:	Share Of Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

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

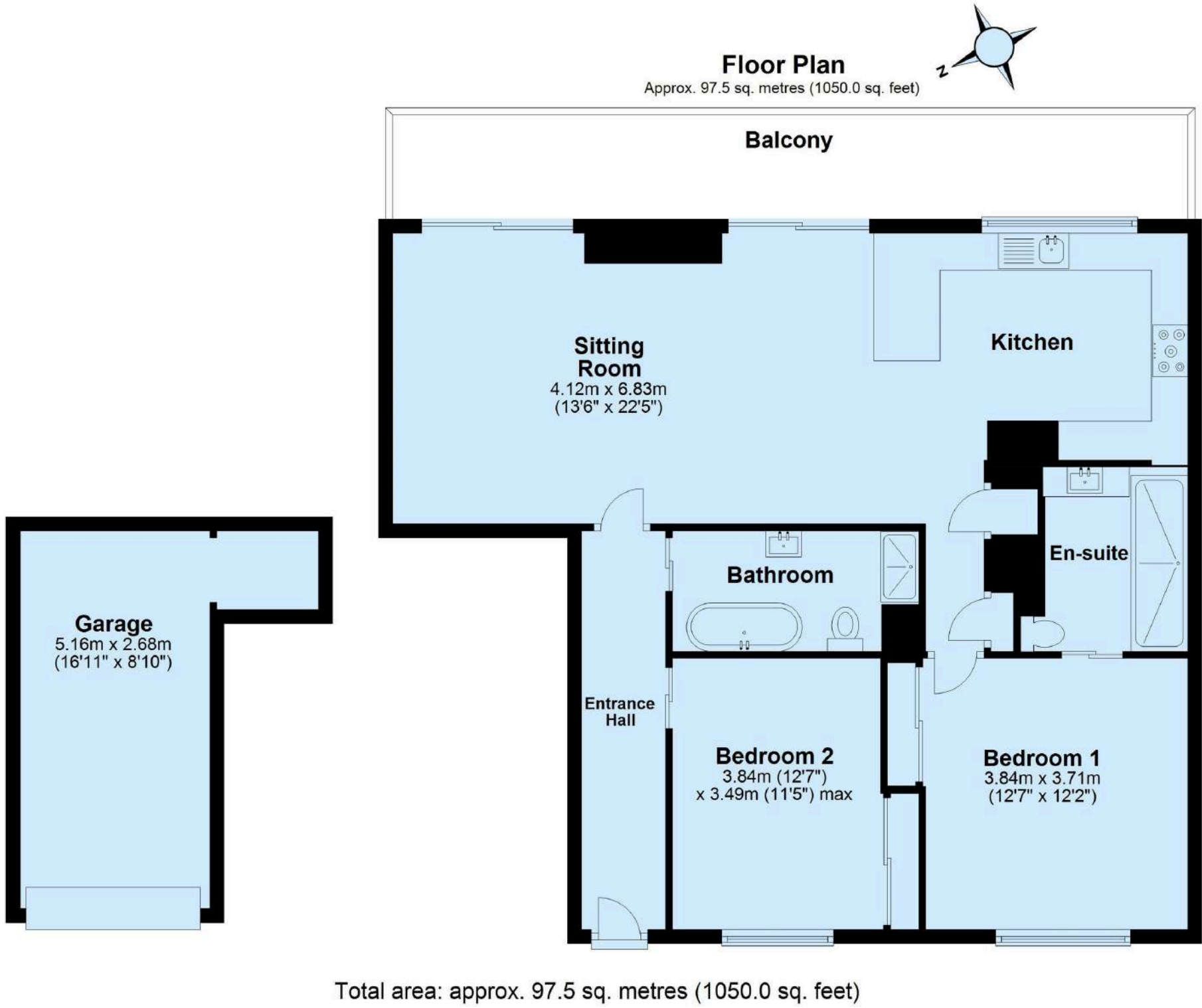
On entering Salcombe from Kingsbridge, continue past the first crossroads along Main Road and follow the road around the side of the hill. At the next junction, continue straight ahead down the hill along Bennett Road. Just before reaching the Salcombe Harbour Hotel, at the junction with Cliff Road, the driveway leading to Poundstone Court will be found on the left-hand side (a code is required to pass through the security gates).

Viewing

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



Floor Plans



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.



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