

8 THE SALCOMBE FORE STREET



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

The Salcombe is a former hotel occupying a prime waterfront site, right in the centre of Salcombe and looking out over the harbour and estuary to the beaches on the East Portlemouth shoreline. In front of the building there are lawned gardens leading to the sea wall where there is a landing stage and access to mooring pontoons, a heated swimming pool and paddling pool.

Apartment 8 is a uniquely spacious ground-floor residence, featuring a sun terrace and stunning panoramic views over the communal gardens and the estuary beyond. It is accessed directly through its own front door, leading into a generous open-plan kitchen, dining, and living area. The large double bedroom offers access to the front sun terrace, with views over the water. In addition to the ample living space, the property includes a large storage room conveniently located next to the sun terrace, perfect for storing paddleboards, wetsuits, bikes, and more.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.

Please note that this property is holiday let and there may be bookings that will need to be honoured and we can put any interested party in touch with the letting agent concerned.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services: Mains electricity, gas, water and drainage.
EPC Rating: Current: C Potential: C
Council Tax: N/A
Tenure: Share of Freehold
Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234
Service Charge: £10,468 per year

Key Features

- Ground floor waterfront apartment
- Stunning estuary views
- Central town location
- Sun terrace
- Open plan living
- Large storage room
- Communal heated swimming pool
- Communal gardens
- Secure allocated parking
- Landing stage and mooring pontoon
- Successful holiday letting history

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

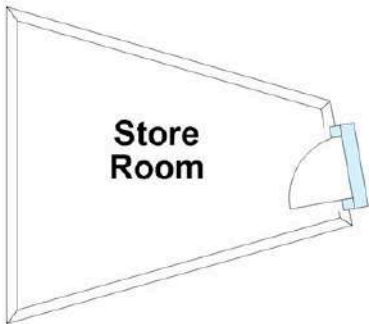
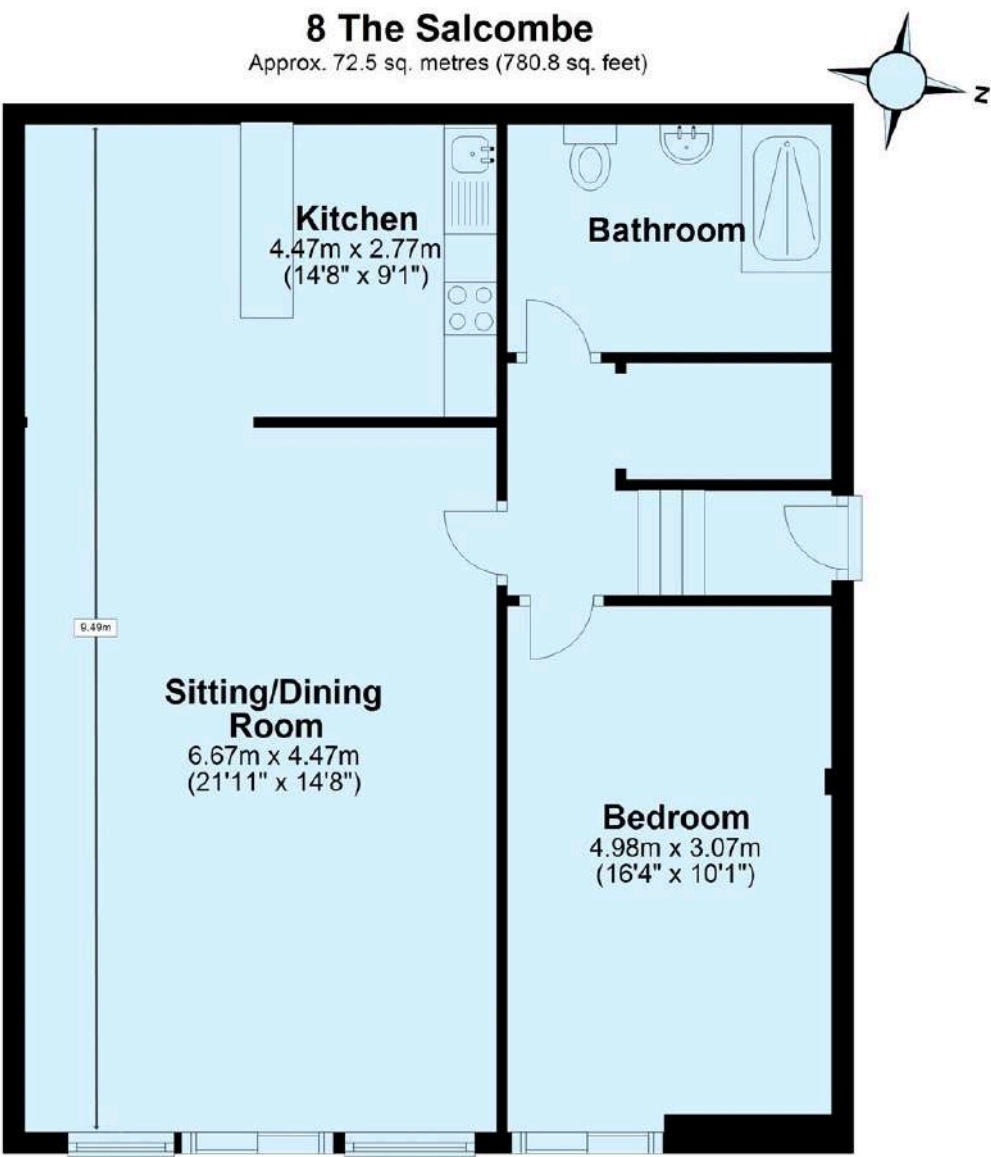
From our office in the centre of Salcombe proceed about 60 yards along Fore Street and the entrance to The Salcombe will be found on the left hand side.

Viewing

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



Floor Plans



Total area: approx. 72.5 sq. metres (780.8 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.