

81A FORE STREET SALCOMBE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

81a | Fore Street | Salcombe Devon | TQ8 8BY

81a Fore Street has an abundance of character and charm, situated in a well placed location on Salcombe's high street, ideal for easy access to shops, beaches, and the town's central activities.

This cosy apartment boasts 2 double bedrooms with en-suites, an open-plan kitchen/dining room, and a private terrace. In addition, the property features exposed stonework throughout, which enhances the property's charm and appeal.

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 combs 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.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

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

Key Features

- 2 Bedrooms
- Grade II listed
- Open plan kitchen/dining room
- Low maintenance
- Original features
- Convenient apartment bolt hole
- A stones throw from the harbour, shops and restaurants

Fixtures & Fittings

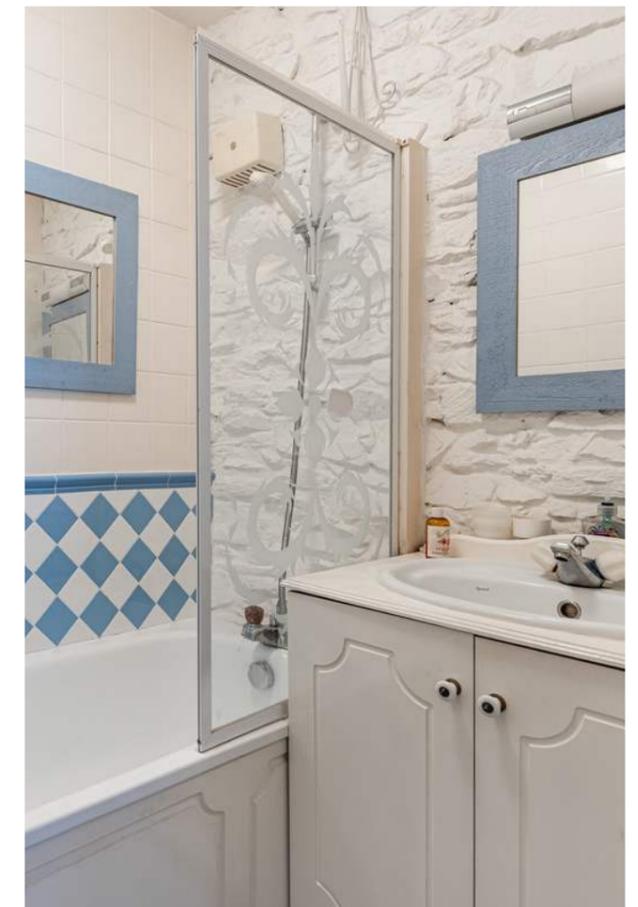
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering Salcombe from Kingsbridge, turn left at the first crossroads by the telephone kiosk into Onslow Road. Follow this road down the hill, and as it winds past the church on the left-hand side, it runs into Market Street. Follow this road down the hill until you reach Fore Street where you will turn left. The property will be found on your left-hand side, with 81a Fore Street being situated above the shop Brocante.

Viewing

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



Floor Plans



Total area: approx. 61.8 sq. metres (664.7 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.

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