

4 GRAFTON TOWERS

MOULT ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Flat 4, Grafton Towers | Moult Road | Salcombe Devon | TQ8 8LG

Grafton Towers is situated on the outskirts of Salcombe, ideally positioned midway between North and South Sands. From its slightly elevated, south-facing setting, the property enjoys breathtaking and ever-changing views across the mouth of the estuary, over the bar, and out to sea.

4 Grafton Towers is a first-floor apartment offering spacious, well-presented accommodation throughout, with most rooms benefiting from stunning coastal views. At the heart of the home is a large and characterful open-plan kitchen, dining, and living area, filled with natural light from a striking picture bay window.

There are three bright double bedrooms, two of which feature en suite facilities, while a separate family bathroom serves the remaining bedroom.

Outside, residents have access to beautifully maintained communal gardens and a shared laundry area equipped with washing machines and dryers. The property also benefits from a garage and dedicated parking.

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 Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water, and drainage. Communal LPG supply. Gas central heating to radiators.
EPC Rating:	Current: C Potential: B
Council Tax:	Band E
Tenure:	Share of Freehold
Service Charge	£3,400 per annum
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Stunning sea views
- 3 Bedroom apartment
- Spacious open plan kitchen/dining/living area
- 1 Bathroom, 2 shower rooms
- Landscaped communal gardens
- Sought after location close to the beaches
- Garage and parking space

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

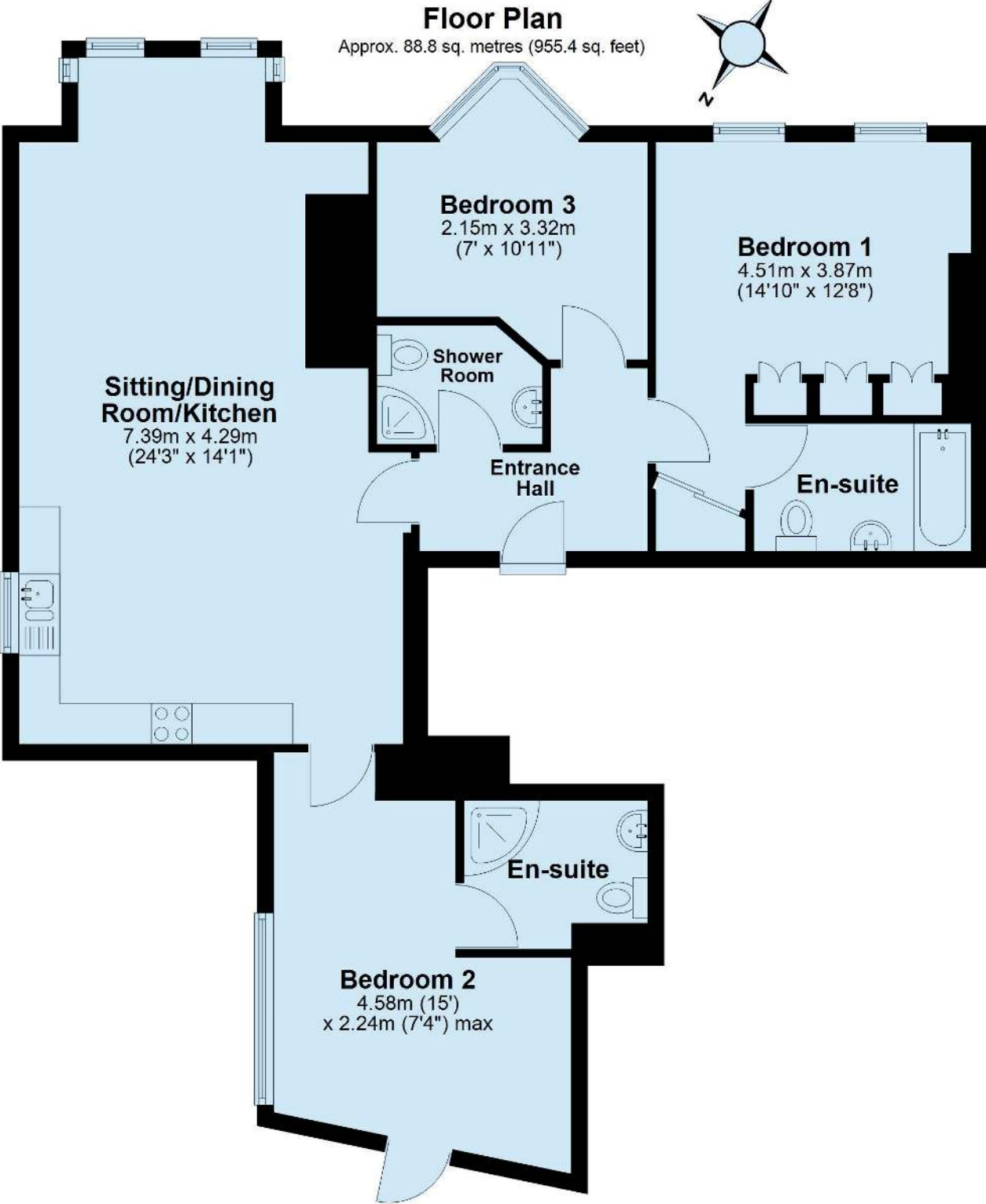
From the centre of Salcombe, proceed along Cliff Road. After passing the Salcombe Harbour Hotel, fork left to stay on Cliff Road. Continue past North Sands and up the hill towards South Sands, then take a right turn at the T-junction partway up the hill. Take the first left onto Moulton Road. Grafton Towers will be found further along on the right-hand side.

Viewing

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



Floor Plans



Total area: approx. 88.8 sq. metres (955.4 sq. feet)



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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.