

1 ST ELMO LODGE

SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Apartment 1, St. Elmo Lodge | Sandhills Road Salcombe | Devon | TQ8 8JP

1 St Elmo Lodge is one of only three apartments in the block, located in a much sought after part of Salcombe on Sandhills Road. Offering a wonderful balcony with stunning views across the National Trust coastline and toward the sea, this property is only a five minute walk from the beach at North Sands and just a short walk to the town centre.

Apartment 1 is a well equipped, first floor apartment with level access from the parking area, benefitting from its own private entrance. The property has been lovingly maintained and offers bright, airy accommodation throughout. It comprises a spacious entrance hall that leads to two double bedrooms, one of which boasts an en-suite shower room and sliding doors that open onto the fabulous balcony, which spans the length of the apartment. Additionally, there is a family bathroom with both a bath and a separate shower. A well equipped kitchen is also located off the entrance hall and flows nicely into the reception room, which also enjoys double doors leading out onto the balcony. This wonderful feature offers an amazing extension to the property and creates a sunny space perfect for entertaining while taking in the breathtaking coastal views. The property also benefits from an allocated parking space.

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, gas, water and drainage. Gas central heating.
EPC Rating:	Current: C Potential: C
Council Tax:	Band D
Tenure:	Share of freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Stunning coastal and valley views
- Wonderful location
- Fabulous large balcony
- 2 Double bedrooms
- Close to North Sands beach
- Short walk to Salcombe town centre
- Allocated 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

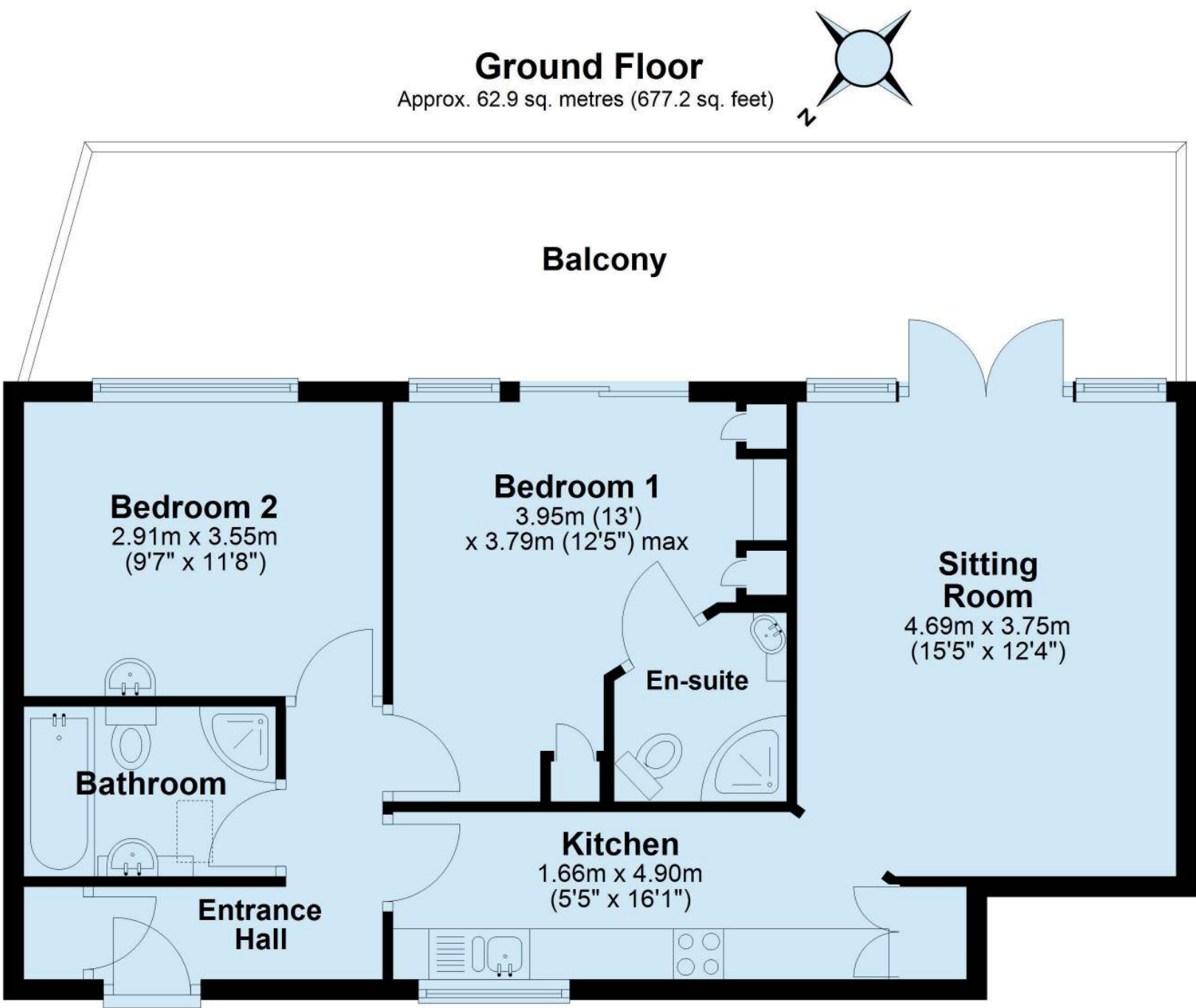
On approaching Salcombe from Kingsbridge (with the petrol station on your right), continue straight at the crossroads into what becomes Main Road. At the next major junction, turn right into Sandhills Road and proceed down this winding road almost to the bottom. The entrance to St Elmo Court will be on your right hand side. Follow this road around to the lower parking area, where St Elmo Lodge will be located towards the end of the parking area.

Viewing

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



Floor Plans



Total area: approx. 62.9 sq. metres (677.2 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.