



Flat 1, Bay View



# Flat 1, Bay View

Torcross, Kingsbridge, Devon TQ7 2TQ

Kingsbridge 7 miles. Dartmouth 8 miles. Totnes Train Station 15 miles.

Set within a stunning sea-front location, with direct sea views this superbly presented, ground floor, apartment has flexible accommodation including three bedrooms. Benefitting from a paved courtyard with sea views as well as a decked courtyard and a useful storage shed.

- Ground Floor Apartment
- Direct Sea Views And Beach Access
- Beautifully Presented Throughout
- Flexible Accommodation
- Kitchen Living Space & Sitting Room/Bedroom 3
- Two Further Double Bedrooms (One with En-Suite)
- Family Shower Room
- Courtyard Gardens
- Leasehold With Share Of Freehold
- Council Tax Band: B

Guide Price £400,000

## SITUATION

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant.

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London, and Dartmouth are both within easy reach.

## DESCRIPTION

A superbly presented, ground floor, apartment with flexible accommodation including three bedrooms that is set in a fabulous waterside location enjoying stunning sea views. The apartment is presently enjoyed as a main home but equally it could be a successful holiday let or second home in this stunning location.





**ACCOMMODATION**

Private access through a courtyard area, to the front door and into the hallway with wood flooring. The interior has excellent natural light and is highly flexible, currently the accommodation comprises, an open plan living space with kitchen. The kitchen is superbly finished and fitted with a Wren kitchen comprising wall and base units with integral eye-level oven, microwave, dishwasher, fridge freezer, central island unit adjoining with induction hob and breakfast bar the wood flooring continues throughout the accommodation, two sash windows to the side and a large glazed door to the front providing the perfect frame to the sea views, as well as providing access to the front paved courtyard; the sitting area centres around the wood burning stove.

The inner hall has two built-in cupboards, one housing the Ariston hot water tank, access to the cellar. Dining room, built-in cupboards with door to; Bedroom 2 is a good sized double, built-in wardrobe, door to rear decked, walled courtyard complete with an en-suite shower, WC and wash hand basin, heated towel rail. Door to the master bedroom with picture window overlooking the sea views, built-in wardrobes. Shower room, beautifully finished with marble tiling, large walk-in shower, vanity sink and WC, heated towel rail. Bedroom 3, currently used as a sitting room, with bi-fold doors to the rear courtyard and glazed door to the hallway.

**OUTSIDE**

The front of the apartment enjoys sole use of a paved courtyard with a low stone wall that has the advantage of direct sea views (flat 3 has a right of pedestrian access to cross).  
The rear of the property enjoys an enclosed, walled decked courtyard. There is a useful stone store to the side.

**SERVICES**

Mains water, drainage and electric with electric wall programmable heaters. Superfast broadband is available in this location. Mobile coverage via Three, EE, Vodafone and O2 is likely at the property (OfCom).

**TENURE**

Leasehold 999 years from 26.08.1988, any maintenance is split three ways.

**LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

**DIRECTIONS**

From our office follow the A379 out of Kingsbridge towards Dartmouth. On reaching Torcross there is a parking area opposite the duck feeding area. Bay View is approximately half way along the promenade, and the access is at the side of the property.  
What2words/// vast.vegetable.aviation

**VIEWING ARRANGEMENTS**

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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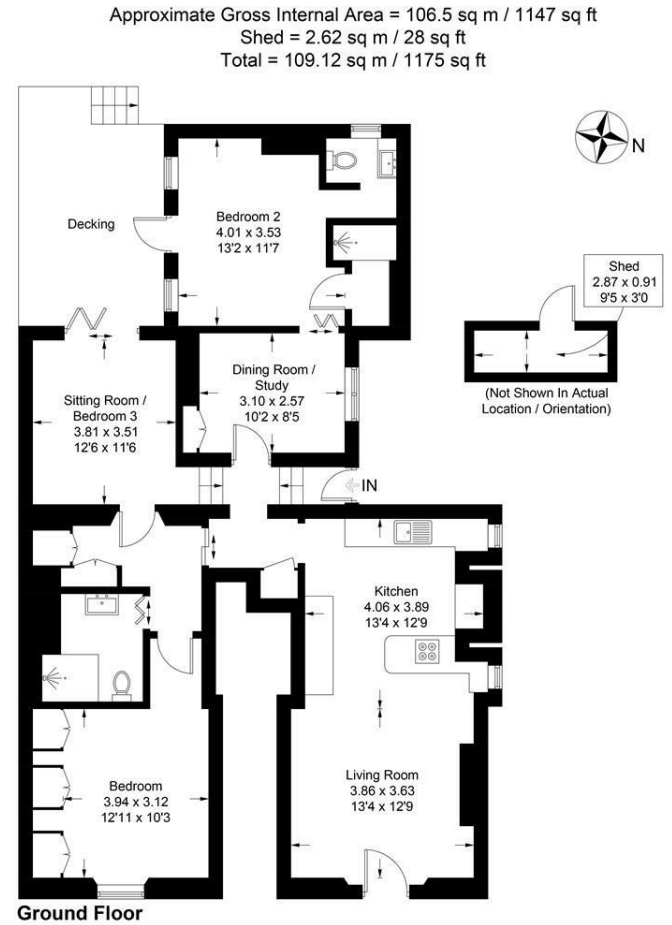


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