







A beautifully presented holiday lodge, immaculate throughout, surrounded by spectacular National Trust scenery, easy access onto the South West Coast path and water views down to the coast

- Well presented lodge
- Open plan layout
- 3 bedrooms
- Sunny decked veranda
- Car parking space
- Communal grounds
- On-site café & shop
- Close to sandy beach
- Great walking nearby
- Good letting potential

17 Salcombe Retreat

Soar Mill Cove, TQ7 3DS

17 Salcombe Retreat makes the ideal holiday home. Situated just outside of Salcombe, Soar Mill Cove is a small picturesque sandy beach on the South Devon coast, located between the holiday town of Salcombe and fishing village of Hope Cove.

The lodge is beautifully presented, with a light and airy open-plan living space having a modern fitted kitchen and a living space which leads out via French doors to a south-west facing decked area at the rear, with views across farmland and towards the sea. There are three bedrooms, two being doubles, with one benefiting from bunk beds. There is also a separate bathroom and shower room. There is a car parking space adjacent to the lodge.

Salcombe is a renowned sailing and boating centre located on the west side of the beautiful Salcombe estuary with miles of sheltered water and sandy beaches. The boat parks, slipways and mooring pontoons at Batson and Shadycombe Creeks make it the ideal location for anyone with a keen interest in the water. It has an excellent range of shops and recreational facilities, including a wide range of cafes, pubs and restaurants.

The market town of Kingsbridge is located 6 miles away and has an excellent range of shops, multiple health care facilities, a large leisure centre with swimming pool and other recreational facilities.

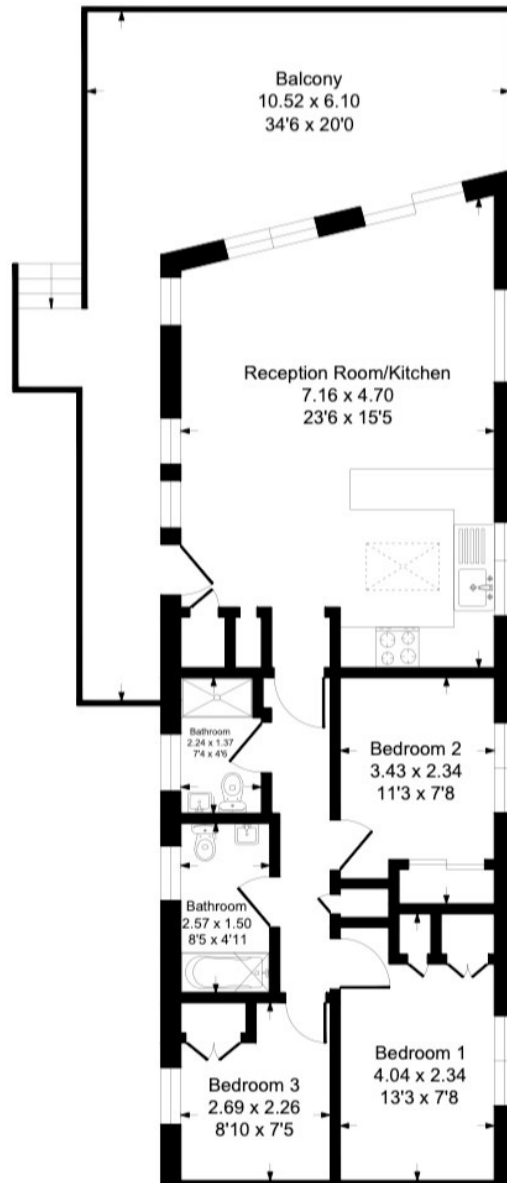
Surrounding Salcombe and Kingsbridge there are numerous sandy beaches and coastal walks along the South Devon coast path and access to the delightful South Hams countryside.



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Approximate Gross Internal Floor Area = 68.2 sq m / 734 sq ft



SERVICES

Mains electric, water, private drainage. Propane gas.

COUNCIL TAX

This lodge is not eligible for council tax.

TENURE

Leasehold 115 years remaining. Ground rent £3,073. Service charge £2,275.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090.

DIRECTIONS

From the A381 Kingsbridge to Salcombe road, turn right on the sharp bend in Malborough, following signs to Soar Mill. After about 2 miles, Salcombe Retreat will be found on your right hand side.

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