

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

- **Beautifully presented**
- **Stylish open plan layout**
- **3 bedrooms**
- **Sunny decked veranda**
- **Car parking space**
- **Spacious corner plot**
- **Communal grounds**
- **On-site café & shop**
- **Close to sandy beach**
- **Great walking nearby**

Midships

15 Salcombe Retreat, Soar Mill Cove TQ7

Midships is located in a peaceful area, enjoying water views between the lodges in front. Occupying a corner plot, it affords a good degree of privacy and a feeling of space. The lodge has 1 allocated parking space and a wrap around decked veranda. The lodge is immaculate throughout with a light and airy open plan living room, 3 bedrooms, 1 shower room and an additional bathroom.

At Salcombe Retreat you will find yourself torn between the open countryside and the coastal beaches, with easy access to both. The South West Coastal path has spectacular scenery and miles of pathways to explore. Soar Mill Cove is only a short walk away, perfect for paddling with little ones. If you fancy going a little further all the delights of Dartmoor can be enjoyed by all the family.

Salcombe Retreat is ideally located between Salcombe and Hope Cove, both of which offer a wide variety of activities for the busy family or those enjoying a few peaceful days away. There are fine sandy beaches and sheltered waters to be enjoyed in Salcombe with an array of shops, cafés, bars and restaurants. Similarly, Hope Cove has 2 sandy beaches, water based activities, 2 local pubs and numerous hotels.

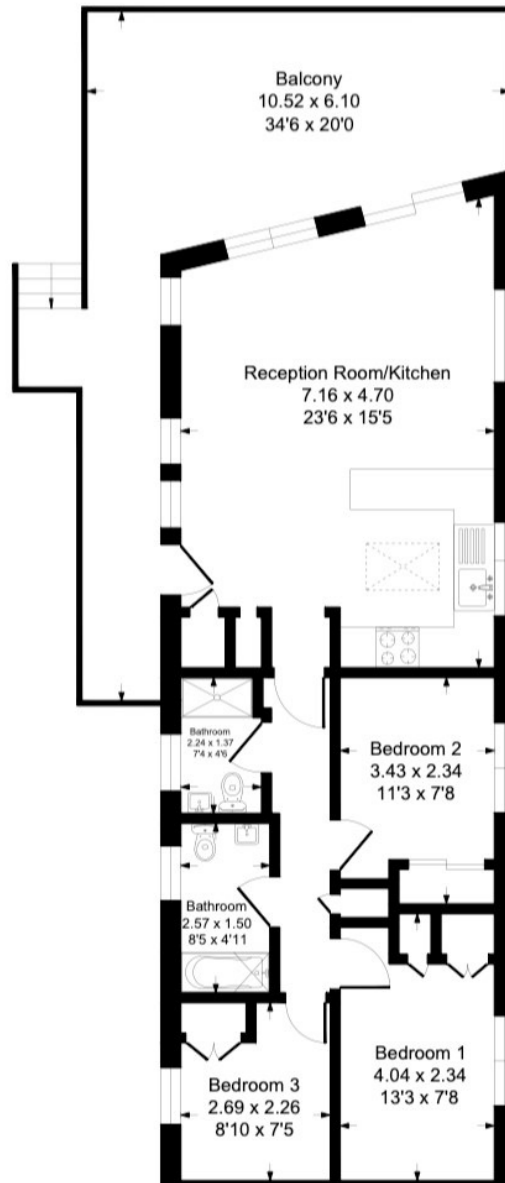
The lodge can be used for 11 months of the year but must be vacated from mid January to mid February. The lodges have a strong rental history.



2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 845090
salcombe@luscombemaye.com

www.luscombemaye.com

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 125 yrs from 2009. 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.



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.