







1 Blue View

Devon Road, Salcombe TQ8 8GZ

1 Blue View is located on Devon Road which is highly sought after, providing a convenient walk into the town centre yet still affording some lovely Estuary views.

From the entrance hall which is large enough for muddy boots, coats and flip flops, you will find two bedrooms, a family bathroom and a light and airy open plan kitchen, dining and living room. The dining area houses a bunk bed in the wall meaning the apartment could accommodate six guests. Being double aspect this room creates an abundance of natural light which flows through the apartment. One of the best features of the property is the beautiful bay window where you can sit and watch the ever changing panorama. A door will lead you out onto the spacious balcony which is a perfect spot for your morning coffee or al fresco dining. The apartment is well presented through out and remains in excellent condition having been built in 2007.

The property benefits from an undercover allocated parking space which is easily accessible off Devon Road.

All the local facilities are within very easy walking distance including numerous cafes, bars and restaurants, together with access to the water at Whitestrand and Normandy pontoons. Ferries run across the Estuary to East Portlemouth, as well as to South Sands, giving access to the numerous sandy beaches and the South West Coast Path.

This property would make a great lock up and leave or investment property.

- **Ground floor apartment**
- **2 double bedrooms**
- **Open plan layout**
- **Spacious balcony**
- **Bay window**
- **Undercover allocated parking**
- **Short walk to town centre**
- **Lock up & leave**
- **Good rental possibilities**



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

www.luscombemaye.com

In a sought after location with a double aspect living room, spacious balcony, two double bedrooms, undercover allocated parking and glorious views of the Estuary towards Mill Bay and over to South Pool

1 Blue View, Devon Road, Salcombe, TQ8 8GZ

Approximate Gross Internal Floor Area = 57.4 sq m / 618 sq ft

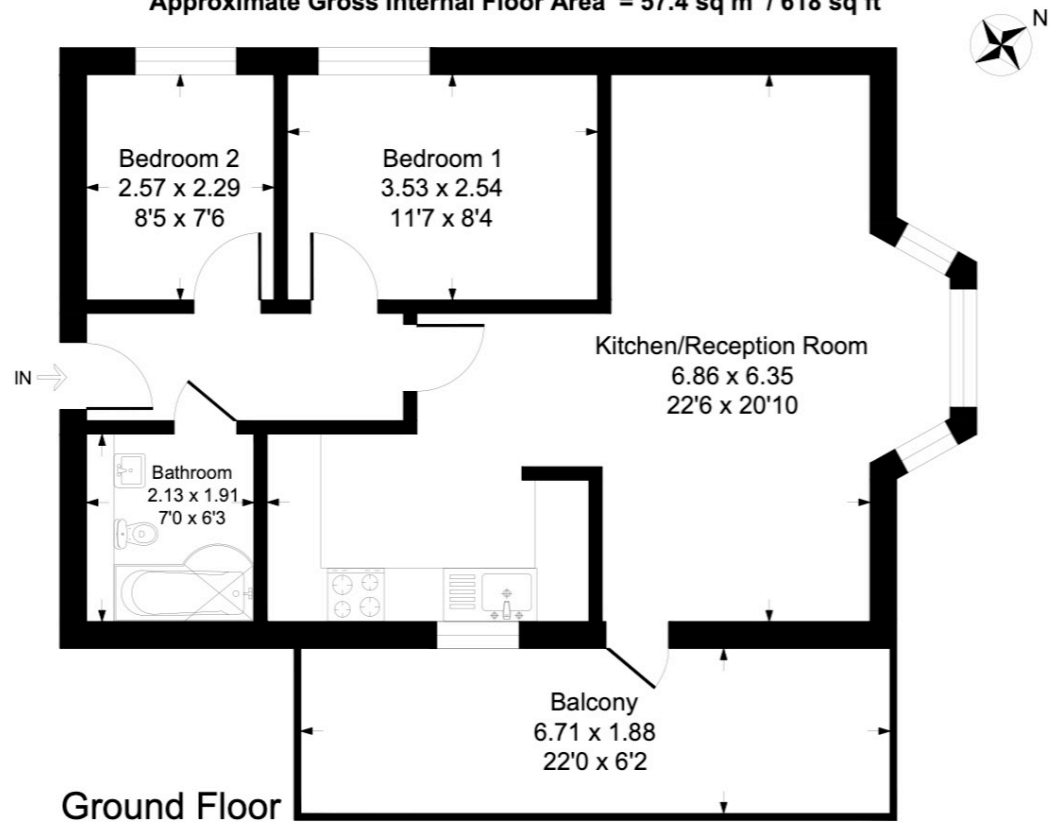


Illustration for identification purposes only, measurements are approximate, not to scale.

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SERVICES

Mains electric, water, drainage. Electric central heating.

COUNCIL TAX

The property is in Council Tax Band E.

TENURE

Leasehold. 983 years remaining. Service charge £1700 twice a year. Ground rent £125 per annum.

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 Kingsbridge on the A381 follow the road round until you reach Devon Road on your left. Turn into Devon Road and proceed for half a mile. Blue View will be found on your right, opposite the tuning into Allenhayes Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.5	7.6
(55-68)	D		
(39-54)	E		
(21-38)	F		