







3 Harbour Yard

Fore Street, Salcombe TQ8 8ES

Harbour Yard is a small, private gated development in the very heart of the town. Built in 2006 and designed by award-winning architects, the property is finished to a very high standard. The accommodation is arranged over two floors and is reached by steps from the parking area. Here is found an enclosed courtyard with decking, perfect for sitting out and socialising. The front door then opens into a hallway from which you access the three bedrooms and a shower room.

Upstairs is the attractive open plan living room with kitchen area, dining area and a spacious living area, from which you can gain a glimpse of the Estuary through the window.

The location of Harbour Yard is exceptional: accessed via electric security gates on Fore Street, you have the added benefit of one allocated underground parking space along with a useful storage cupboard. .

The property lends itself perfectly to holiday letting with great potential for rental income.

The town itself is literally on your doorstep with its many shops, cafes, bars and restaurants, access to the water at Whitestrand and Normandy pontoons and ferries to East Portlemouth and South Sands.



2 Island Square, Salcombe, Devon, TQ8 8DP

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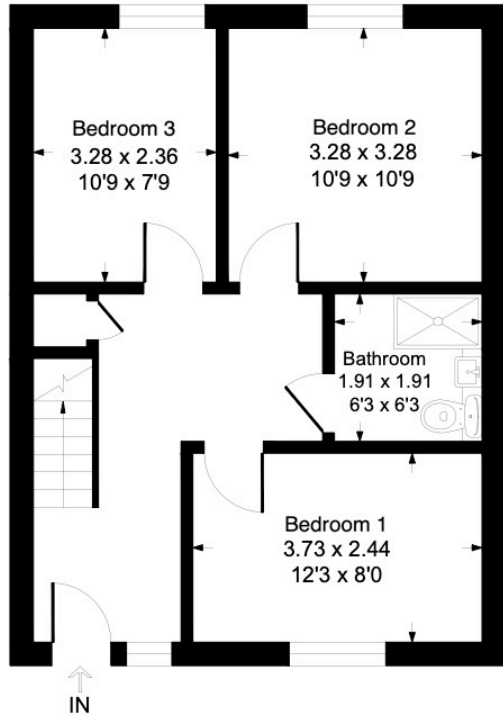
www.luscombemaye.com

A beautifully presented property in the heart of Salcombe on a small, private gated development with an Estuary glimpse, enjoying an enclosed courtyard and off-street undercover parking

- In the heart of Salcombe
- Private gated development
- Estuary glimpse
- Immaculately presented
- Off-street undercover parking
- External storage
- Walk to all local amenities
- Open plan living area
- Shower room
- 3 bedrooms
- Enclosed courtyard

3 Harbour Yard, Fore Street, Salcombe TQ8 8ES

Approximate Gross Internal Area = 87.7 sq m / 945 sq ft



Ground Floor



First Floor

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



SERVICES

Mains electric, water, gas and electricity. Underfloor heating and air conditioning throughout

COUNCIL TAX

The property is in Council Tax Band C.

TENURE

Share of Freehold. A 999 year lease was granted in 2004 when the property development was completed. The current service is £1950 every six months.

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 Whitstrand car park in the centre of Salcombe, turn left and the entrance to Harbour Yard will be found on the right hand side, opposite Jack Wills.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		