







14 The Salcombe

Fore Street, Salcombe TQ8 8JG

The Salcombe is a former iconic Art Deco hotel located in the very heart of Salcombe, with ever changing panoramic views of the Estuary, East Portlemouth beaches and the rolling countryside towards South Pool. Apartment owners have exclusive use of the heated swimming pool, paddling pool and beautifully maintained gardens. They also benefit from the use of a communal laundry room, shower and toilets.

Each of The Salcombe apartments are unique. This lovely studio apartment, which is located on the reception level, has it's own private parking space and mooring. It benefits from a light and spacious double bed/sitting room together with a shower room, having space to sit and watch the beautiful scenery from the Juliet balcony - a perfect spot for your morning coffee. There is a smart, fully equipped kitchen located just across the communal hallway.

Salcombe is known as a sailing and boating destination with numerous shops, pubs, restaurants, cafés and art galleries. There are two ferries running from the town – one across the estuary to the sandy beaches and the other to South Sands towards the mouth of the Estuary. With the South West Coast Path on the doorstep, you can discover the area's spectacular coastline at your leisure.

A wonderful apartment with allocated parking, mooring, communal swimming pool and gardens in this iconic building occupying a prime waterfront position in central Salcombe

- **Apartment with amazing views**
- **Prime waterfront position**
- **Heated swimming pool**
- **Central Salcombe**
- **Allocated parking space**
- **Communal gardens**
- **Mooring**
- **Double bedroom with views**
- **Rental history**



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www.luscombemaye.com

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Approximate Gross Internal Floor Area = 23.1 sq m / 249 sq ft

Kitchen Area = 85.6 sq m / 7 sq ft

Total Area = 31.1 sq m / 335 sq ft

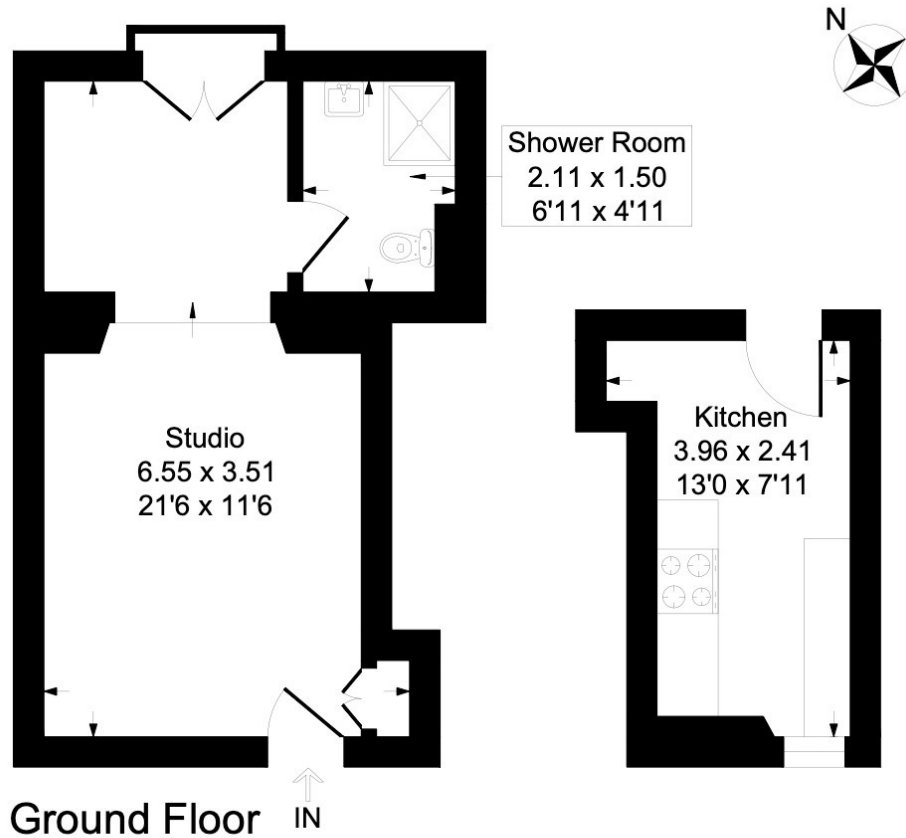


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water, drainage. Gas central heating.

COUNCIL TAX

Not currently rated.

TENURE

Leasehold, share of freehold. 961 years remaining. Quarterly Service Charge is £984.56.

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

Drive into Salcombe, once past the petrol station turn left into Onslow Road. Continue down into the town, bearing right into Fore Street at the bottom. Drive past Whitstrand car park on your left hand side and the entrance to The Salcombe will be found shortly thereafter on the left.



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