







A well presented ground floor apartment, with spacious living accommodation, front and rear gardens enjoying the sun throughout the day with allocated parking and sea glimpses

- Well presented throughout
- Ground floor apartment
- Spacious living accommodation
- 2 Double bedrooms
- Front and rear gardens
- Sea Glimpses
- Spacious bathroom & en-suite
- Allocated parking
- Walk to town centre
- Light and airy throughout
- Great lock up & leave

1 Penn Torr

Herbert Road, Salcombe TQ8 8JD

1 Penn Torr is very well presented and offers spacious living accommodation throughout benefiting from an abundance of natural light.

The property comprises entrance hall with porch where there is room for shoes, coats and sandy feet. From here you will find an open plan kitchen/dining/living room which is a great space for socialising with door leading out onto the rear garden. Further accommodation includes two double bedrooms, one having a storage cupboard with hanging space for clothes and the other with an en-suite shower room with sliding doors into the front south facing garden. There is a spacious family bathroom and extra storage.

Outside there are front and rear gardens, meaning you can enjoy the sun throughout the day, the front south facing garden has sea views over towards Gara Rock and enjoys peaceful surroundings. 1 Penn Torr benefits from having an allocated parking space to the rear of the property.

The local shop is a short walk away and the centre of the town and all its amenities is not far. The Berry which is only a couple minutes walk from the property is a great area for dog walking with a huge playing field, you will also find a children's playground.

This property would make a great bolt hole and lends itself perfectly as a lock up and leave.



2 Island Square, Salcombe, Devon, TQ8 8DP

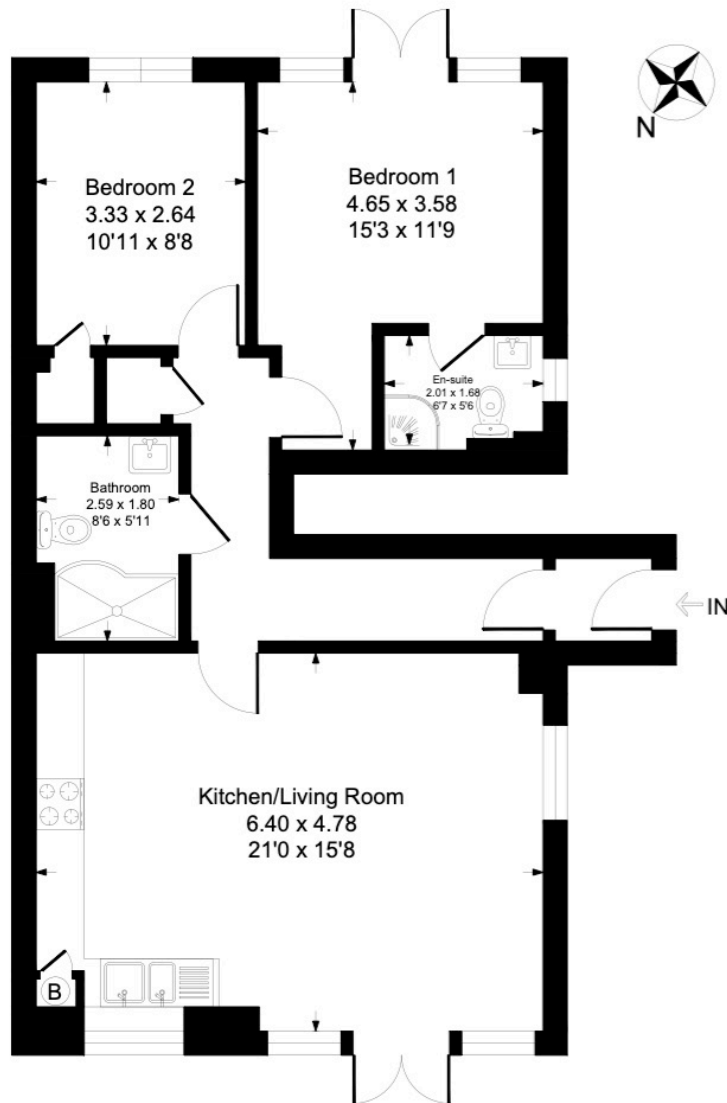
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1 Penn Tor, Herbert Road, Salcombe, TQ8 8JD

Approximate Gross Internal Floor Area = 73.4 sq m / 790 sq ft



SERVICES

Mains electric, water and drainage. Gas central heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Leasehold, 980 yrs remaining. Share of freehold. Management fee £720 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

On entering Salcombe from Kingsbridge continue past the first crossroads along Main Road. Follow this road around the side of the hill, and at the next junction turn left into Devon Road, and immediately left again into St Dunstons Road. Turn right at the top of the hill and continue along Herbert Road for 200 yards, Penn Torr will be found on the left 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.

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