







11 Thurlestone Rock

Thurlestone Sands TQ7 3JY

Few locations on the coast of the South Hams can compete with the position of the Rock Apartments. 11 Thurlestone Rock commands an impressive location within Thurlestone Sands, with views stretching out to sea and along the coast towards the village and its well-known clifftop golf course. The 12 apartments take their name from Thurlestone Rock – an arch shaped rock formation just off-shore and within sight.

Built in 1999, Apartment 11 is a magnificent penthouse flat which capitalizes on the spectacular views from its elevated position. Enjoying two balconies off the spacious sitting/dining area, there is also a separate kitchen and utility room. The master bedroom has a dressing area and en-suite bathroom, with two further bedrooms and a family bathroom.

Outside is a fabulous communal heated swimming pool with large sun terrace and barbecue area. Car parking is provided to the rear of the building together with an outside storage cupboard - ideal for beach gear, deck chairs etc.

The village is within walking distance, across National Trust land, and the Beachhouse is even closer.

- **Penthouse apartment**
- **Outstanding sea views**
- **Double aspect**
- **Adjacent to the beach**
- **Two balconies**
- **Heated communal pool**
- **Barbecue area**
- **Sun terrace**
- **External storage**
- **Parking**
- **Visitor parking**



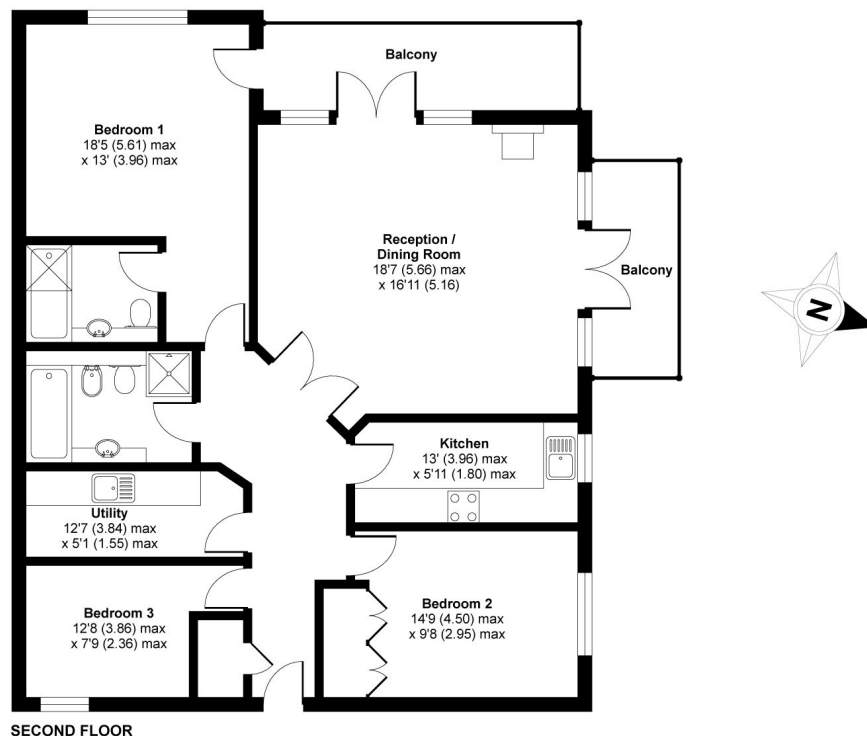
2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 845090
salcombe@luscombemaye.com

www.luscombemaye.com

An outstanding penthouse apartment occupying the most stunning position on the beach at Thurlestone Sands, overlooking the beach itself and the spectacular coastline, as well as directly out to sea

Thurlestone Rock, Thurlestone Sands, Kingsbridge, TQ7

APPROX. GROSS INTERNAL FLOOR AREA 1148 SQ FT 106.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SERVICES

Mains electric, water and private drainage. LPG for central heating and cooking.

COUNCIL TAX

The property is not currently rated for Council Tax

TENURE

Share of Freehold (leasehold term - 999 yrs from outset)

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 Salcombe, take the main road to Kingsbridge as far as Malborough, turning left off the sharp right hand bend into Higher Town, towards the Church. Continue past the Church, bearing right which is signposted to Hope Cove. After about three quarters of a mile is the clearly signed hamlet of Galmpton. Continue past this sign and take the next lane on the right hand side. Follow this to its conclusion, down to the coast, turning left at the bottom of the lane, thereby arriving at Rock Apartments which will be found immediately before Thurlestone Sands.

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

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