







A ground floor apartment full of character and charm, boasting two double bedrooms and two bathrooms, outside space and an enviable location in the heart of the town with a level walk to the local amenities

- **Period ground floor apartment**
- **Character & charm**
- **2 double bedrooms**
- **Master with en-suite bathroom**
- **Family wet room**
- **Wood burning stove**
- **Courtyard**
- **Level walk to local amenities**
- **In the heart of the town**
- **Great holiday rental potential**

Quarterdeck

17 Island Street, Salcombe TQ8 8DP

Quarterdeck is a character-filled apartment nestled in the heart of the town, meaning all the local amenities are only a stone's throw away, offering a lifestyle of convenience.

The entrance door from Island Street leads into a shared lobby and the front door of Quarterdeck. A large double bedroom is just to your right with an adjacent well-appointed family wet room. As you continue down the hall you will find a generously sized open plan kitchen, dining and living room which benefits from a wood burning stove and double doors to a useful courtyard, extending your living area and inviting alfresco dining. Further accommodation includes a spacious master bedroom which also has access to the courtyard, with en-suite bathroom which also has space for a washing machine. Additional storage is provided through a ceiling hatch in this bedroom.

Located on Island Street and with level access into town, the cottage is superbly situated to enjoy everything the town has to offer. Within easy walking distance are the numerous shops, bars and restaurants together with access to the water at Batson and Victoria Quay, with ferries to East Portlemouth and South Sands, and the numerous sandy beaches in the Estuary, for which Salcombe is renowned.

The property offers great potential as a holiday rental.



2 Island Square, Salcombe, Devon, TQ8 8DP

Telephone 01548 845090

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www.luscombemaye.com

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Approximate Gross Internal Floor Area = 62.5 sq m / 673 sq ft

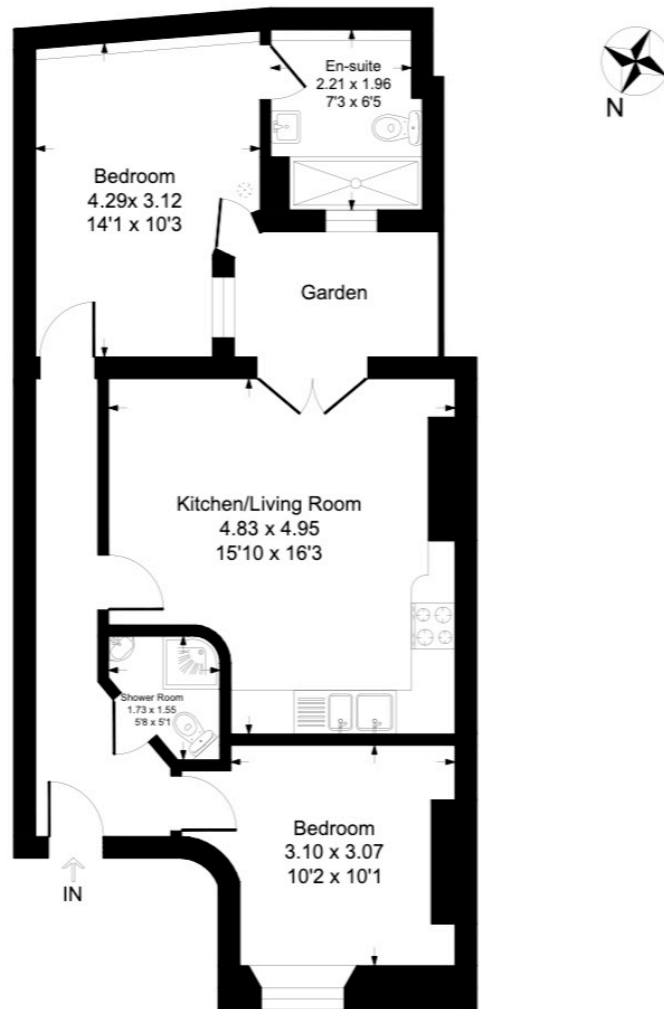


Illustration for identification purposes only, measurements are approximate, not to scale.

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SERVICES

Mains electric, water, gas and drainage. Gas-fired central heating

COUNCIL TAX

The property is in Council Tax Band C

TENURE

Leasehold with share of Freehold. 241 years remaining.

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 the Luscombe Maye office, turn left along Island Street and the property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		