







8 Thurlestone Rock

Thurlestone Sands, Kingsbridge, TQ7 3JY

8 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, this spacious apartment is located on the ground floor, comprising entrance hall with space for shoes and coats, a living/dining room benefitting from floor to ceiling windows and doors providing an abundance of natural light. The kitchen enjoys a modern finish with a range of mounted wall and floor units, integrated appliances and a breakfast bar. The separate utility room has space for storage and a washing machine and dryer. Completing the accommodation are three double bedrooms with the master bedroom having an en-suite, and family bathroom comprising bath with separate shower, hand basin, heated towel rail and WC. The apartment has been redecorated within the last 2 years.

Outside is a fabulous communal heated swimming pool with large sun terrace and barbecue area, as well as a private terrace from which to enjoy the ever-changing panorama. Dedicated car parking is provided at the front of the building with additional visitor parking, together with an outside storage area.

The village is within walking distance, offering a wealth of activities for both permanent residents and second home owners alike. The village boasts a 4* hotel and spa, village pub, excellent golf course and tennis club, church, primary school and village hall.

8 Thurlestone Rock has a strong letting history.

- **Adjacent to the beach**
- **Short walk to Beachhouse café**
- **Protected National Trust land**
- **Heated communal outside pool**
- **Barbecue area**
- **Sun terrace**
- **External storage**
- **Parking**
- **3 double bedrooms**
- **Family bathroom & en-suite**
- **Modern kitchen**

An amazing opportunity to acquire a spacious 3 double bedroom beach front apartment at Thurlestone Sands, overlooking the beach itself and the spectacular coastline, as well as directly out to sea



2 Island Square, Salcombe, Devon, TQ8 8DP

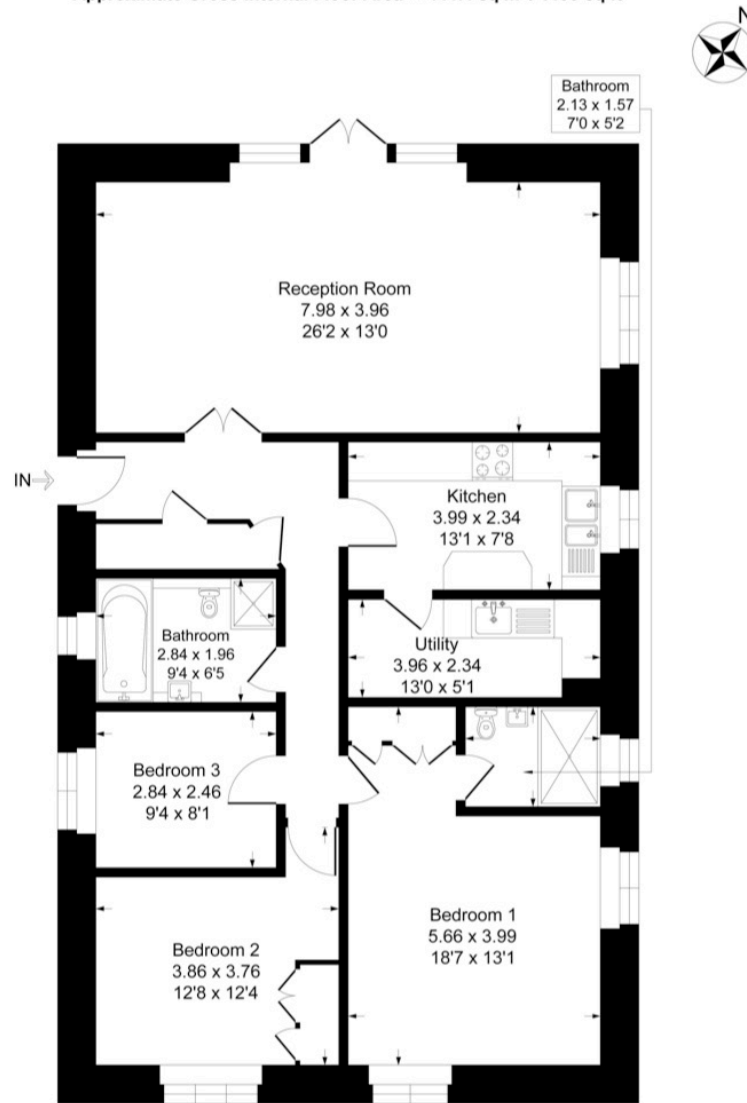
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8 Thurlestone Rock, South Milton, TQ7 3JY

Approximate Gross Internal Floor Area = 111.4 sq m / 1199 sq ft



Ground Floor

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



SERVICES

Mains electric, water, private drainage. LPG gas.

COUNCIL TAX

The property is not currently rated.

TENURE

Leasehold. 999 yrs from 1999. Share of freehold. Current annual management charge c. £4,000.

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, signposted to Hope Cove. After about three quarters of a mile is the clearly signed hamlet of Galmpton. Continue past the village 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 Thurlestone Sands. The Rock Apartments are found on the left hand side.

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		