







A very well presented maisonette in the heart of Salcombe yet in a quiet, tucked away position with generous Estuary views, family sized accommodation, two allocated parking spaces and a boat store

- **Generous Estuary views**
- **Two storey maisonette**
- **Central yet quiet location**
- **Private entrance**
- **Family sized accommodation**
- **Level walk to all amenities**
- **Open plan living area**
- **3 bedrooms & 2 bathrooms**
- **2 allocated parking spaces**
- **Boat store**

3a Island Terrace

Salcombe TQ8 8DN

3a Island Terrace is a very well presented maisonette, located over two floors (first and second) with its own entrance, in the centre of Salcombe yet in a tucked away, quiet position with lovely Estuary views from many of the windows and especially from the main reception area.

Approached via steps up to the front door, there is a small terrace before entering the property. The three bedrooms, family bathroom (with bath and separate shower unit) and family shower room are found on this level. The best Estuary views are found from the open plan reception room, where a wall of glass windows, which fold fully back, enjoys the fabulous south-facing aspect across Salcombe harbour, as well as lovely views over Batson Creek from the other side of the room. This feels like a glorious sunny balcony. There is also a separate kitchen area and a utility room.

Outside there are two allocated parking spaces immediately outside the property in addition to a boat store (see in the external rear photograph with a white door). The property is Grade II Listed and in a Conservation Area.

The great benefit of this location is that all the local amenities are found within a level short walk. There is no through-traffic past the property and at the rear it is a safe space for children to play. There is also a boat jetty and launching steps within 50 meters. In addition, the property is already a good holiday rental.



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

www.luscombemaye.com

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Approximate Gross Internal Floor Area = 105.8 sq m / 1139 sq ft

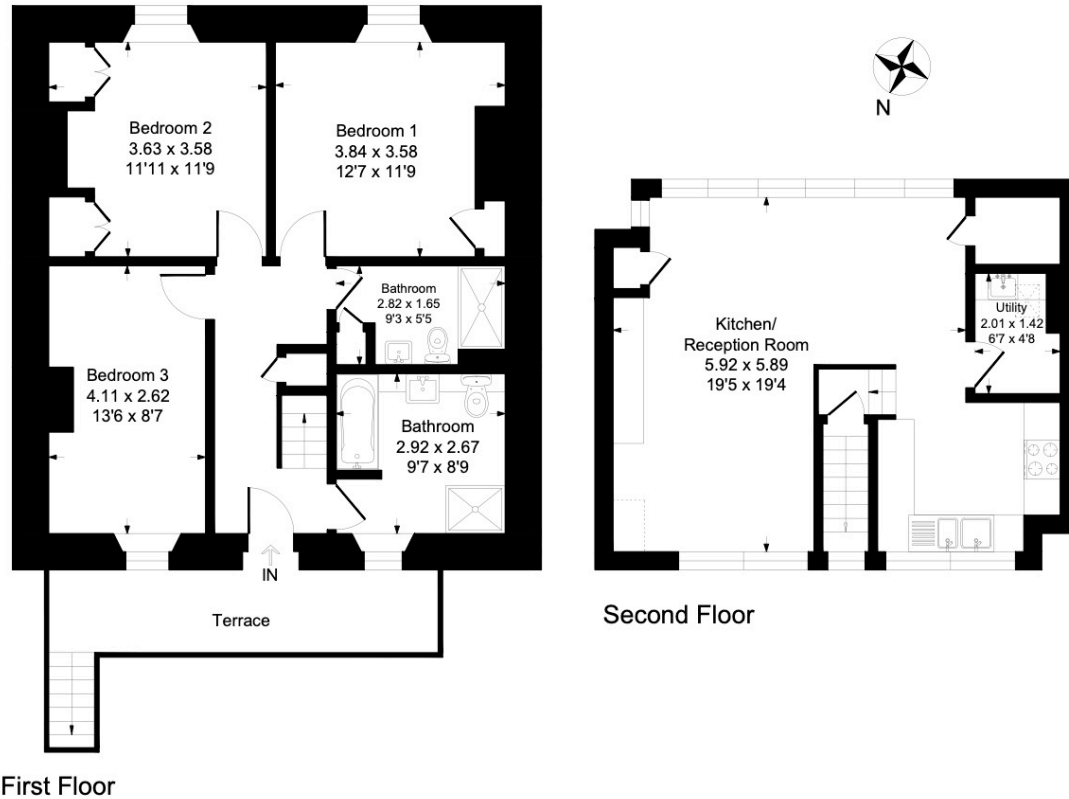


Illustration for identification purposes only, measurements are approximate, not to scale.

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SERVICES

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

COUNCIL TAX

Currently not rated

TENURE

Leasehold 999 years from 1982. 957 years remaining. Ground Rent £1 p.a. No annual management charge: costs are shared proportionately with freeholder in ground floor apartment.

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 our offices in Island Street, turn left and walk down the road, bearing left into Thorning Street. Take the right hand turning opposite the sculptor's studio, and the entrance to 3a Island Terrace will be found on the right hand side. Walk across the parking area and proceed up the steps to the front door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.5	7.7
(55-68)	D		
(39-54)	E		
(21-38)	F		