





A wonderful one-bedroom apartment situated at the town end of Devon Road, only five minutes' walk from the centre of Salcombe and offering beautiful views over the estuary.

## 4 The Elms

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### Devon Road, Salcombe, TQ8 8HE

Located on the second floor of the building, but accessed on the flat from the parking area, 4 The Elms offers beautiful views towards the estuary and over to Snapes Point from the spacious open plan living area with a well-equipped kitchen and dining space to the rear. The south facing Juliette balcony is a great spot to enjoy your morning coffee or to relax after a day at the beach or exploring the coast path. A step leads down to the master bedroom and bathroom, together with the entrance hallway and useful storage cupboard perfect for muddy boots and sandy shoes.

The apartment has the benefit of a beautifully maintained communal garden and an allocated parking space a few yards from the private street level front door off Allenhayes Road. With an established holiday letting history, 4 The Elms offers the fantastic opportunity to purchase an attractive holiday let or low maintenance holiday home in the heart of Salcombe.

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## 4 The Elms, Allenhayes Road, Salcombe, TQ8 8HE

Approximate Gross Internal Floor Area = 41.1 sq m / 443 sq ft

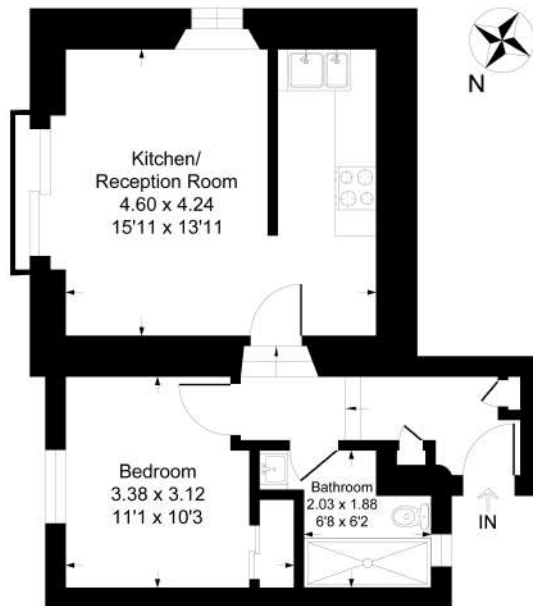


Illustration for identification purposes only, measurements are approximate, not to scale.

**SERVICES:** Mains electricity, water and drainage. Gas fired central heating.

**COUNCIL TAX & LOCAL AUTHORITY:** South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. Not currently rated.

**TENURE:** Leasehold. 999 years from 1990. Service charge of £1,500 per year.

**PARKING:** One allocated space.

**MOBILE SIGNAL:** Please check the Ofcom website.

**BROADBAND:** ADSL.

**CONSTRUCTION:** Believed to be of standard construction.

**DIRECTIONS:** Upon entering Salcombe turn left at the crossroads onto Onslow Road, then follow the road towards the bottom of the hill. The Elms is situated near the bottom of Onslow Road, on the corner with Allenhayes Road.

