





A well presented one bedroom apartment in the heart of Salcombe, boasting open plan living with views over the Harbour, access to a private pontoon mooring, lovely communal grounds and a heated swimming pool

3 The Salcombe

Fore Street, Salcombe TQ8 8JG

Situated in the beautiful former art deco hotel, 3 The Salcombe enjoys wonderful estuary views alongside level access out into the well maintained communal gardens, heated pool and private pontoon mooring. Occupying an enviable ground floor position overlooking the gardens, 3 The Salcombe provides spacious accommodation with a generous open plan living area having a door out to the terrace adjoining the swimming pool and enjoying views of the Estuary from the comfort of the apartment. The living area opens into a dining area and well-equipped kitchen situated to the rear. Accessed from the living area is the double bedroom with a separate bathroom.

The amenities of the town are on your doorstep, the town offers a variety of cafes and restaurants, pubs and shops together with ferries to the golden sandy beaches of Mill Bay and North Sands as well as access to the South West Coast Path offering miles of trails and beautiful scenery to explore.

2 Island Square, Island Street, Salcombe, Devon, TQ8 8DP

T: 01548 843593

E: salcombe@luscombemaye.com

www.luscombemaye.com



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Approximate Gross Internal Floor Area = 54.9 sq m / 592 sq ft

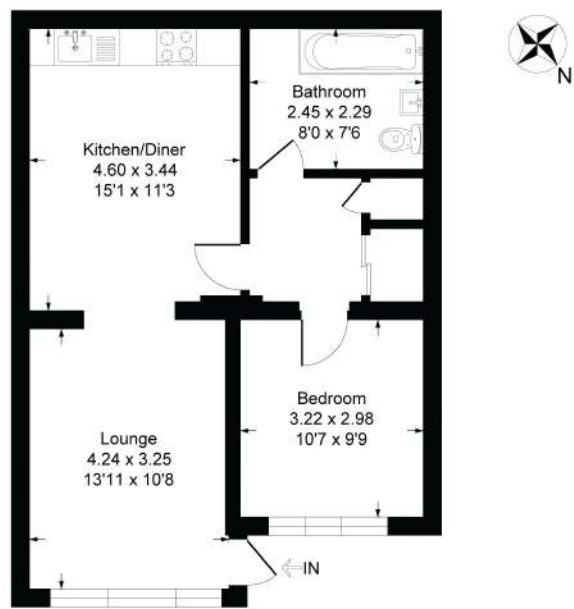


Illustration for identification purposes only, measurements are approximate, not to scale.

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

Council Tax & Local Authority: Not currently rated. South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861 234

Tenure: Leasehold with a share of Freehold. 999 years from 2012. Service charge 2023/4 - £2198.73 paid quarterly

Broadband: Cable

Mobile Signal: Please check the Ofcom website

Parking: Allocated parking for one car.

Directions: Drive into Salcombe, once past the petrol station turn left into Onslow Road. Continue down into the town, bearing right into Fore Street at the bottom. Drive past Whitestrand car park on your left hand side and the entrance to The Salcombe will be found shortly thereafter on the left.

Viewing: Strictly by appointment with Luscombe Maye, Salcombe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		