







An immaculate two bedroom apartment offering stunning panoramic views out over The Bar and towards South Pool Creek situated in a tucked away position with beautiful communal gardens

- **Stunning panoramic views**
- **Two bedrooms**
- **Two bathrooms**
- **Beautifully maintained grounds**
- **Allocated parking for two cars**
- **Tucked away location**
- **Perfect holiday home**
- **Secure storage locker**
- **Large balcony**
- **Gentle walk into town**

3 Monkston Point

Devon Road, Salcombe, TQ8 8LP

Occupying a private and secluded position, 3 Monkston Point boasts magnificent and uninterrupted panoramic views across to the sandy beaches of Mill Bay, towards South Pool Creek and out over the Bar.

Offering spacious open plan living, bi-fold doors lead out from the living room onto a large balcony affording some of the best views in Salcombe. The kitchen has an array of floor mounted units alongside a handy utility room with fitted appliances. To the rear of the apartment two bedrooms, one with ensuite bathroom and the family shower room can be found. The apartment benefits from two allocated parking spaces and a large useful storage locker with access into the beautifully landscaped communal gardens providing the perfect spot to unwind and take in the views.

Within walking distance of the apartment the town centre hosts an array of cafes, shops, bars and restaurants together with ferries running to the popular golden sandy beaches of East Portlemouth and South Sands. The South West Coast path is just a short distance from the apartment offering excellent scenery and miles of paths to explore.



2 Island Square, Salcombe, Devon, TQ8 8DP
 Telephone 01548 843593
salcombe@luscombemaye.com
www.luscombemaye.com

Flat 3 Monkston Point, Devon Road, Salcombe, TQ8 8LP

Approximate Gross Internal Floor Area = 99.6 sq m / 1072 sq ft

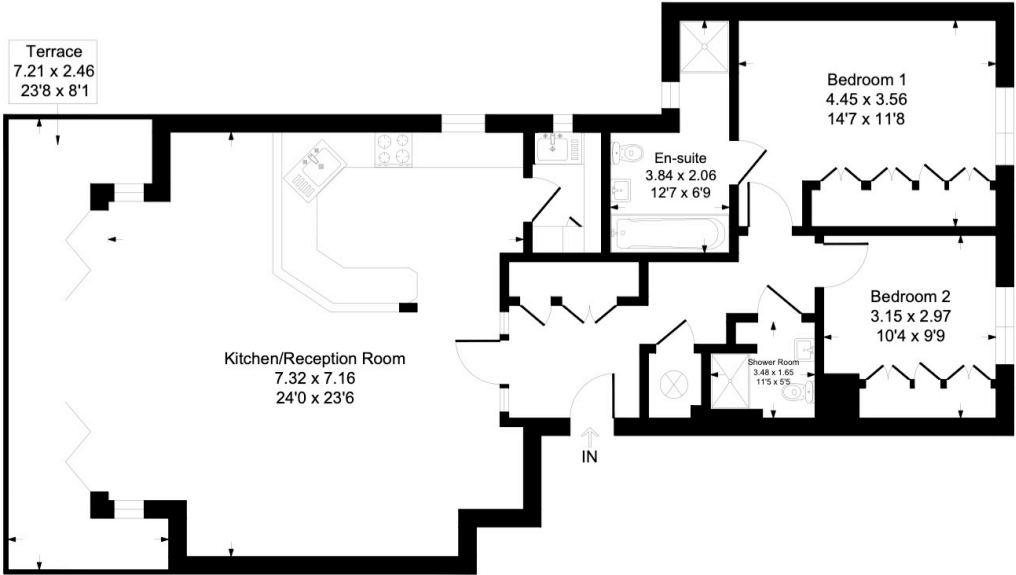


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band G

TENURE

Leasehold with a share of freehold. 999 years from 2005. Service charge of £1,771.40 twice a year.

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 centre of Salcombe, proceed up the hill past the Church and turn left into Devon Road. Follow the road around passing the junctions to Allenheys and Herbert Road and the driveway can be found a short distance up the hill on the left hand side.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		