







2 Penn Torr

Herbert Road, Salcombe, TQ8 8JD

Located on the beautiful tree-lined Herbert Road number 2 Penn Torr is one of 8 luxury apartments built in 2004 offering spacious living accommodation throughout and benefiting from an abundance of natural light. The property comprises entrance hall with porch where there is room for shoes, coats and sandy feet. From here you will find an open plan kitchen/dining/living room with integrated appliances, a great space for socialising with a door leading out onto the private rear garden. Further accommodation includes two double bedrooms, one with an en-suite shower room with access out into the enclosed front garden. There is a spacious family bathroom and storage in the hall area.

Outside there are front and rear gardens, meaning you can enjoy the sun throughout the day, the front garden is beautifully maintained and enjoys peaceful surroundings with direct access onto Herbert Road. 2 Penn Torr benefits from having two allocated parking spaces to the rear of the property.

The local shop is a short walk away and the centre of the town and all its amenities is not far. The Berry which is only a couple minutes walk from the property is a great area for dog walking with a huge playing field, you will also find a children's playground. This property would make a great bolt hole and lends itself perfectly as a lock up and leave. Please note that the apartment cannot be holiday let.



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

Telephone 01548 843593

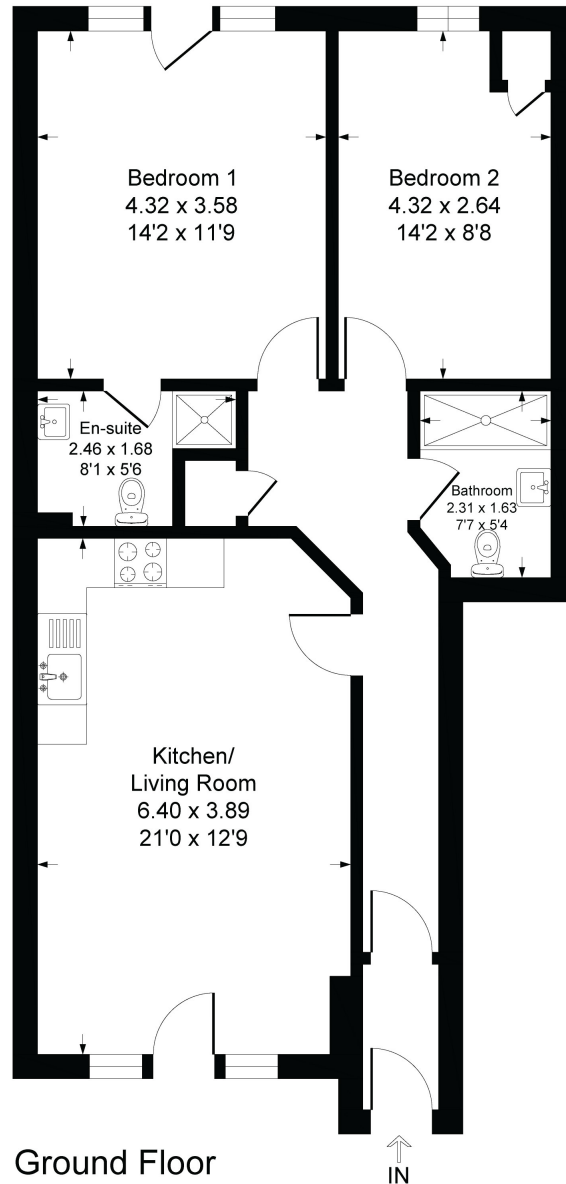
salcombe@luscombemaye.com
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A beautifully presented ground floor apartment, with sunny, low maintenance front and rear gardens, allocated parking and just a short stroll into the town centre and the nearby beaches of North and South Sands.

- **Ground floor apartment**
- **Immaculate throughout**
- **Open-plan living**
- **Two double bedrooms**
- **Two bathrooms**
- **Sunny front and rear gardens**
- **Two allocated parking spaces**
- **Walking Distance to town**
- **Low maintenance holiday home**
- **EPC B**

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Approximate Gross Internal Floor Area = 73.3 sq m / 789 sq ft



Ground Floor

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



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

COUNCIL TAX: Band E

TENURE: Leasehold. Share of Freehold. 999 years from 2005.
Service charge of £960 per 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 845 090.

DIRECTIONS: On entering Salcombe from Kingsbridge continue past the first crossroads along Main Road. Follow this road around the side of the hill, and at the next junction turn left into Devon Road, and immediately left again into St Dunstons Road. Turn right at the top of the hill and continue along Herbert Road for 200 yards, Penn Torr will be found on the left hand side.

Please scan the QR code for further Material Information:

