







An attractive four bedroom apartment boasting beautiful estuary views, a large south facing sun terrace and allocated parking within walking distance of the town centre and golden sandy beach of North Sands.

- **Attractive apartment**
- **Large sun terrace**
- **Open-plan living**
- **Allocated parking**
- **Estuary views**
- **Rear courtyard**
- **Beautifully presented throughout**
- **Four bedrooms**
- **Three bathrooms**
- **Great rental potential**

Genoa, Ocean Court

Devon Road, Salcombe, TQ8 8HJ

A wonderfully spacious four bedroomed apartment offering beautiful coastal and countryside views and within walking distance of the town centre and golden sandy beaches.

Beautifully maintained with oak flooring in all the main living areas, the heart of this attractive apartment is the spacious open plan kitchen / living room / diner boasting a sleek island unit, granite work surfaces and many integrated appliances together with ample room for a large dining table and French doors out onto a private south facing sun terrace. Genoa offers three spacious double bedrooms all within built wardrobes, two with en-suite bathrooms and the master also with access out onto the large sun terrace. There is also a further bedroom alongside a large family bathroom with separate shower and bath as well as a very handy utility room with sink and plumbing for a washing machine and tumble dryer. To the front, a large south facing sun terrace offers the perfect location for relaxing or entertaining of a summer's evening as well as two further private terraces to the side and rear of the apartment with built-in storage shed. Genoa also has the benefit of one allocated parking space to the front of the apartment with further on road parking available nearby.

Within walking distance of the apartment the town centre hosts an array of cafes, shops, bars and restaurants together with estuary access from Normandy pontoon.



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Approximate Gross Internal Floor Area = 148.0 sq m / 1593 sq ft



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



SERVICES: Mains electricity, water and drainage. Gas fired central heating. Nest controlled underfloor heating throughout.

COUNCIL TAX & LOCAL AUTHORITY: Band G. South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

TENURE: Leasehold. Share of Freehold. 999 years from 2005. Please ask the agents for information about the service charge.

VIEWINGS: Viewing strictly by appointment with Luscombe Maye 01548 845 090.

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 Allenhayes and Herbert Road. Continue along Devon Road until you approach the woodland and Ocean Court can be found on the right hand side.

EPC RATING: D

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