

On Instructions From:



STRETTONS
RECEIVERS

BENJAMIN TOBIN & CHARLES KORNBLUTH







1 & 3 Brewery Quay

Island Street, Salcombe TQ8 8DP

Brewery Quay is found in a wonderful waterfront location, just off Island Street, with the apartments having views over Batson Creek to the countryside beyond. Designed to provide low carbon and energy usage, the spacious apartments enjoy features such as large balconies, solar panels, private parking and a lift. The main reception areas are also very generous, with open-plan kitchen/dining area/sitting areas leading out through bi-fold doors onto the private balconies. The bedrooms are well sized: the master bedroom has an en-suite bath/shower room, bedroom 2 has an en-suite shower room whilst bedroom 3 is also a double room, with a separate family shower room.

With a level walk into town, these homes are incredibly conveniently situated for all the local amenities of Salcombe including restaurants, bars and cafes, shops as well as access to the Estuary at Whitestrand and Normandy, plus the ferries to East Portlemouth and South Sands.

Now ready for immediate occupation.

PLANNING PERMISSION The apartments are subject to a Principal Primary Residence restriction which means they can only be used as a primary home, not a holiday home or holiday let. Please ask the Agent for more details if required.

A development of contemporary new homes in an enviable waterside location in the heart of Salcombe with spacious open plan living, 3 bedrooms (1 en-suite) and 2 bathrooms, large balconies and allocated parking

- **Waterfront new build**
- **Permanent home only**
- **Large balcony**
- **Lift**
- **Allocated parking**
- **EV charging point**
- **PV solar panels**
- **10 year builders warranty**
- **Centre of Salcombe**
- **Flat walk to all local amenities**



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

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1 Brewery Quay, Island Street, Salcombe, TQ8 8DP

Approximate Gross Internal Floor Area = 147.8 sq m / 1592 sq ft

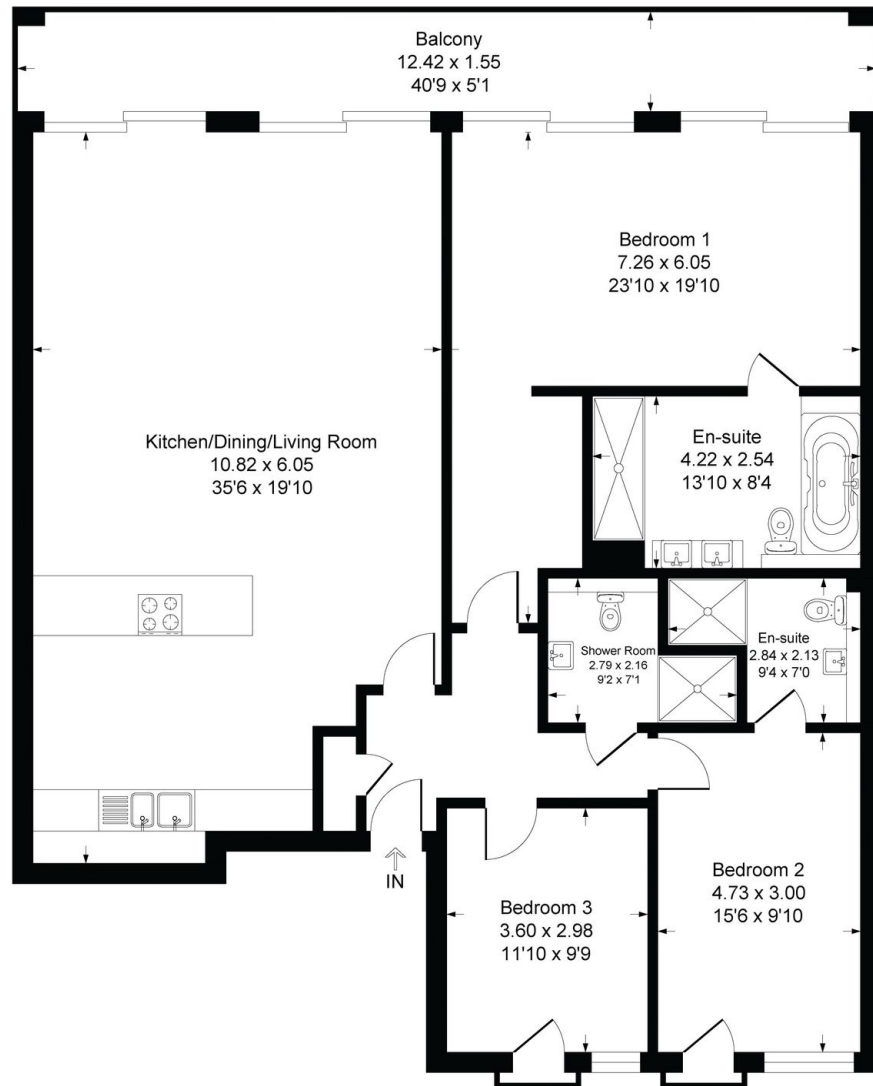


Illustration for identification purposes only, measurements are approximate, not to scale.



Local Authority: South Hams District Council
Council Tax band: to be assessed
Tenure: Leasehold. Lease length: 250 years from 2025
Ground rent: £100 per annum
Service charge: to be confirmed. Lease restrictions: Yes
Property type: Apartment (first and second floor)
Property construction: Standard undefined construction
Energy Performance rating: TBC
Electricity supply: Mains electricity. Solar Panels: Yes
Water supply: Mains water supply. Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: please check
Parking: Allocated, Off Street, and Private
Building safety issues: No
Restrictions - Conservation Area: Yes
Public right of way: No
Long-term area flood risk: Yes. Historical flooding: Yes
Flood defences: No. Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Lift
Coal mining area: No. Non-coal mining area: Yes
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