







Flat 1, Bay View

Torcross , TQ7 2TQ

This stylish property has been modernised throughout to offer a sophisticated and contemporary waterfront home. Part of a beautiful row of interesting and varied houses and cottages that form part of the this coastal promenade, Bay View is a charming semi-detached period building which now houses three apartments. Flat 1 is positioned on the ground floor with excellent and surprising rooms and dimensions offering versatile accommodation throughout.

Approached from the side the apartment offers a private entrance through a small, charming walled patio area into a welcoming central hallway. Facing the sea, the open plan reception and kitchen feature a stunning glazed door with views out across the water, this room is light and bright and tastefully designed with wood floors and a wood burner whilst the kitchen offers simple and elegant fixtures and appliances.

The main bedroom is a good size with built in wardrobes along one wall and is also positioned to the front of the building with another perfectly placed window to enjoy the sea and the sky, the main bathroom is sleek and subtle and features floor to ceiling tiles and walk in shower. To the rear of the apartment is a generous second bedroom suite with en-suite shower room and separate en-suite WC and an adjoining room which could be used as a dressing room, home office or dining room. A further room to the rear can be used as a third bedroom, study or snug, this room and the second bedroom both give access to an enclosed private rear courtyard providing privacy and seclusion.

Start Bay combines a beautiful stretch of the South Devon Coastline with many lovely local villages, it is both a wonderful place to live and to visit. The village of Torcross provides the perfect location to enjoy both the superb beaches and seafront as well as all of the endless countryside behind. The popular town of Dartmouth is roughly 5 miles North along the coast with Totnes beyond that and Kingsbridge and Salcombe can be found to the West after a similar distance.

A wonderful apartment with stylish interiors offering outstanding views out to sea and positioned just back from the shore at the beach in Torcross.

- **Stunning waterside position**
- **Superb sea views**
- **Tasteful design throughout**
- **Modern interiors**
- **Versatile accommodation**
- **Private courtyard**
- **Three bedrooms**
- **Two bathrooms**
- **Friendly local community**
- **Beautiful South Devon location**

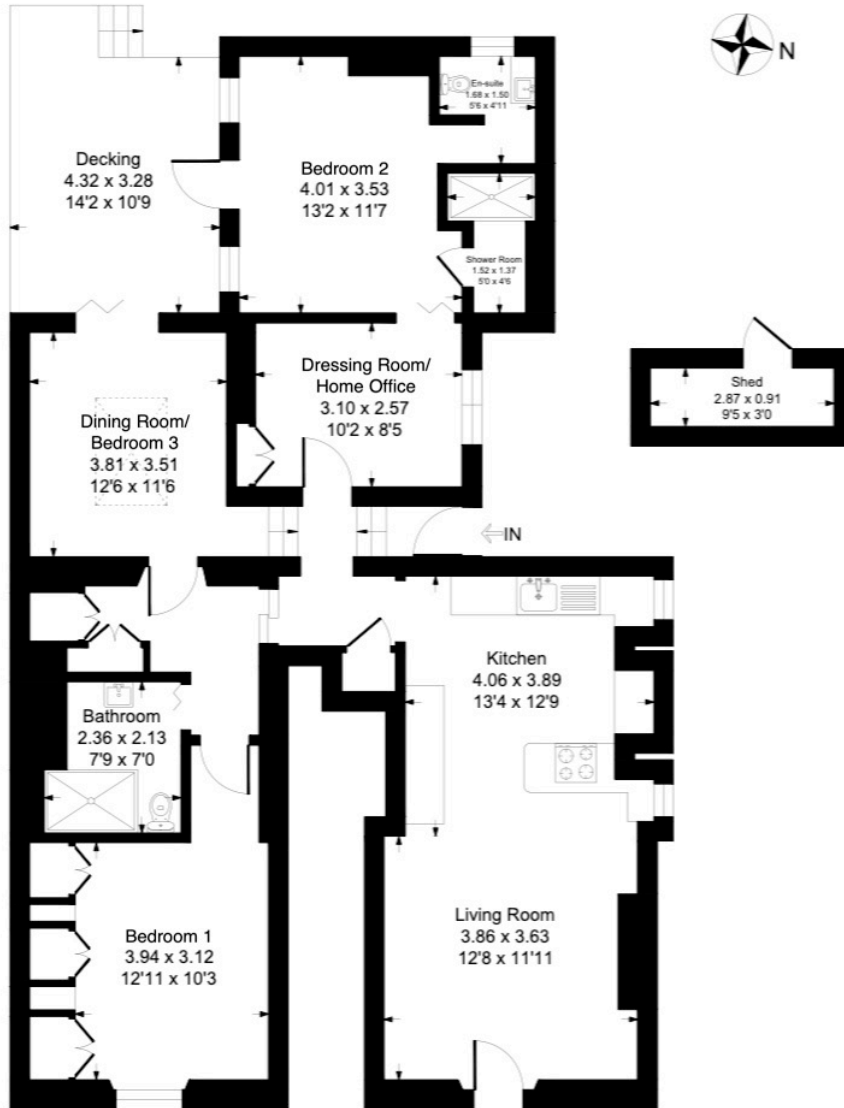


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Flat 7 Bay view, Kingsbridge, TQ7 2TQ

Approximate Gross Internal Floor Area = 106.5 sq m / 1147 sq ft
 Shed Area = 2.62 sq m / 28 sq ft



SERVICES

Mains electric, water and drainage.

COUNCIL TAX

The property is in Council Tax Band B

TENURE

Leasehold with Share of Freehold - 999 years from 1988

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 857 474.

DIRECTIONS

Head South out of Kingsbridge following the estuary and cross Bowcombe Bridge. Continue on the A379 through the villages of West Charleton, East Charleton, Frogmore, Chillington and Stokenham. As you reach the coast and you will arrive at Torcross and Bay View is positioned on the promenade.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	48	
(21-38)	F		