

10 ST ELMO COURT
SANDHILLS ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

10 ST ELMO COURT

Enjoying wonderful views across the valley and North Sands Beach, this beautifully presented first-floor, three-bedroom apartment is set within attractive communal gardens that include a heated swimming pool. The property occupies a highly sought-after location in Salcombe, just a short walk from the beach at North Sands.

St Elmo Court comprises a collection of well-maintained apartments in one of Salcombe's most desirable settings. All apartments face southwest, attracting sunshine throughout the day and offering delightful views over the gardens and the valley beyond.

A spacious central entrance hall welcomes you into the apartment, leading seamlessly into an elegant and light-filled sitting room. Large patio doors frame the panoramic views and open onto a private balcony, the ideal spot for al fresco dining or simply relaxing while admiring the view over North Sands Beach.

Beyond the sitting room lies a modern, well-appointed kitchen and dining area, thoughtfully designed for both everyday living and entertaining.

The principal bedroom suite enjoys wonderful sea views and direct access to the balcony. It includes a dressing area and a luxurious en suite bathroom with both bath and separate shower.

Two further double bedrooms provide generous guest accommodation and share a stylish shower room. A convenient utility room completes the internal layout.

In addition to access to the beautifully landscaped communal gardens, complete with a heated outdoor swimming pool, the apartment also benefits from a garage and parking, providing both convenience and security.

Combining space, style, and an exceptional coastal position, this apartment at St Elmo Court represents a rare opportunity to own a slice of Salcombe's seaside charm.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.



PROPERTY DETAILS

Property Address

10 St Elmo Court, Sandhills Road, Salcombe, Devon, TQ8 8JP

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway 16 miles (distances are approximate)

Services

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

EPC Rating

Current: B, Potential: B

Council Tax Band

G

Tenure

Leasehold with a share of freehold

Authority

South Hams District Council

Key Features

- Spacious first floor apartment
- Three double bedrooms, including an en-suite principal suite
- Stunning southwest-facing views over the valley and coastline
- Prime Salcombe location, moments from North Sands Beach
- Beautifully landscaped communal gardens with heated swimming pool
- Garage and parking
- Residents lift

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

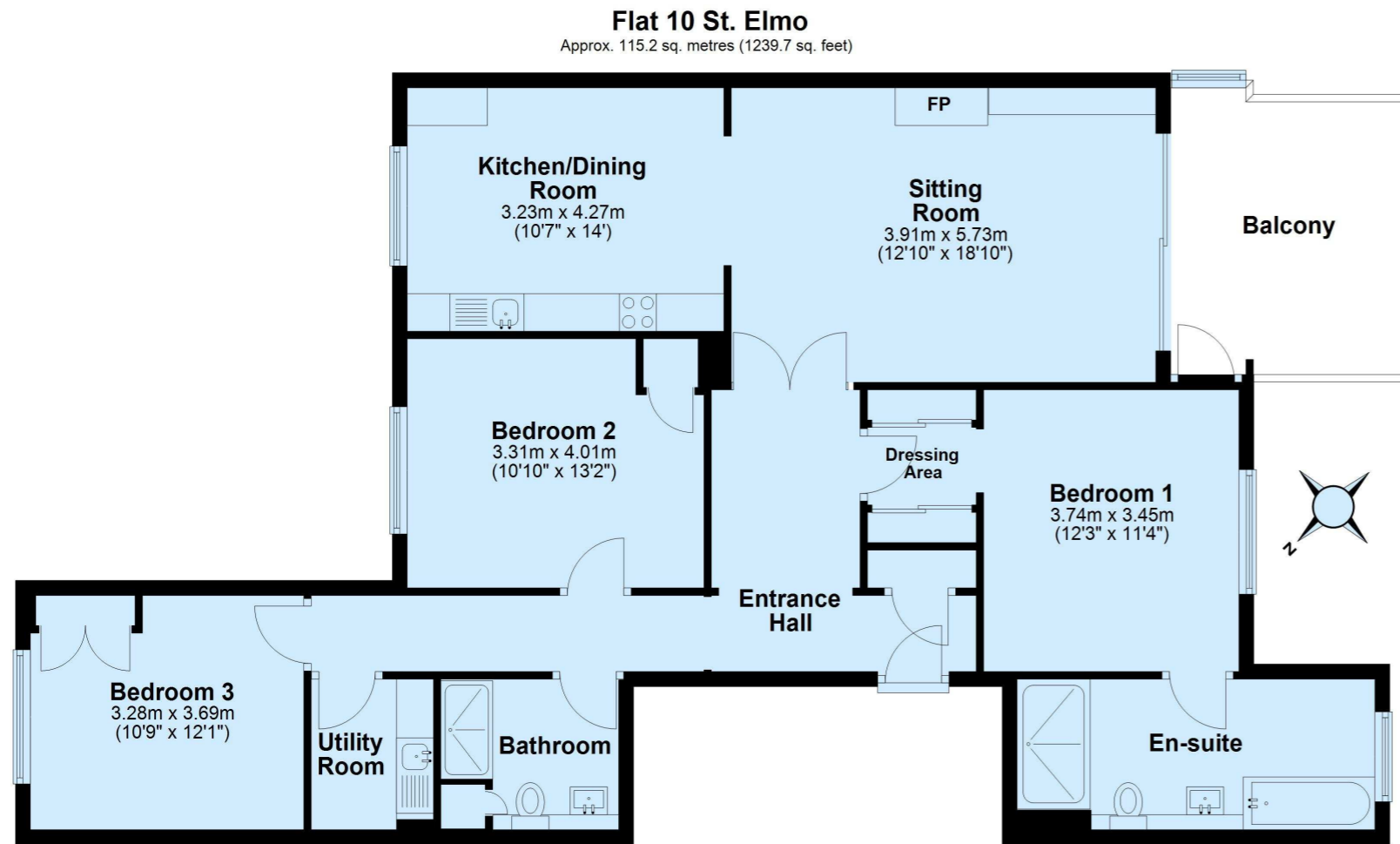
On approaching Salcombe from Kingsbridge (with the petrol station on your right), continue straight at the crossroads onto what becomes Main Road. At the next major junction, turn right into Sandhills Road and follow this winding road almost to the bottom, where the entrance to St Elmo Court will be found on your right-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.
24 Fore Street, Salcombe, TQ8 8ET Tel: 01548 844473



FLOOR PLAN



Total area: approx. 115.2 sq. metres (1239.7 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590