

3 BOLT HEAD SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 BOLT HEAD

An immaculately presented apartment boasting uninterrupted panoramic views of the Salcombe Estuary, capturing the natural beauty of the coastline and offering the perfect vantage point to enjoy one of the most scenic outlooks in the South Hams.

The Bolt Head occupies an enviable position on the outskirts of Salcombe above the popular South Sands beach offering regular ferry service to the town centre. Beyond, the cliffs and headlands are owned by the National Trust, providing thrilling walks along the spectacular coastal path.

Apartment 3 occupies one of the most desirable positions within this former hotel, offering unrivalled views of the harbour and beaches. The property is accessed via the undercroft parking area, where either a small set of stairs or a lift takes you to the first floor and the apartment's front door. The apartment has use of the communal grounds, visitor parking and EV charging points.

The property features two generously sized double bedrooms, including a master bedroom complete with a en-suite shower room and a second bathroom serving the rest of the apartment making it perfect for guests. The open-plan living area provides plenty of space to relax or entertain whilst taking in the breath-taking water views. A well-designed kitchen is fitted with modern appliances and ample storage.

Finished to a high standard throughout, this apartment combines comfort and functionality in a sought-after location.

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.



PROPERTY DETAILS

Property Address

3 Bolt Head, Salcombe, Devon, TQ8 8LL

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. Electric heating.

EPC Rating

Current: 72, Potential: 81

Council Tax Band

G

Tenure

Share of Freehold

Authority

South Hams District Council

Key Features

- Balcony with glorious uninterrupted water views
- Light and airy open plan living area
- Modern kitchen with integrated appliances
- Family bathroom plus en-suite shower room
- Under croft allocated parking
- Communal grounds
- Views over South Sands beach

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

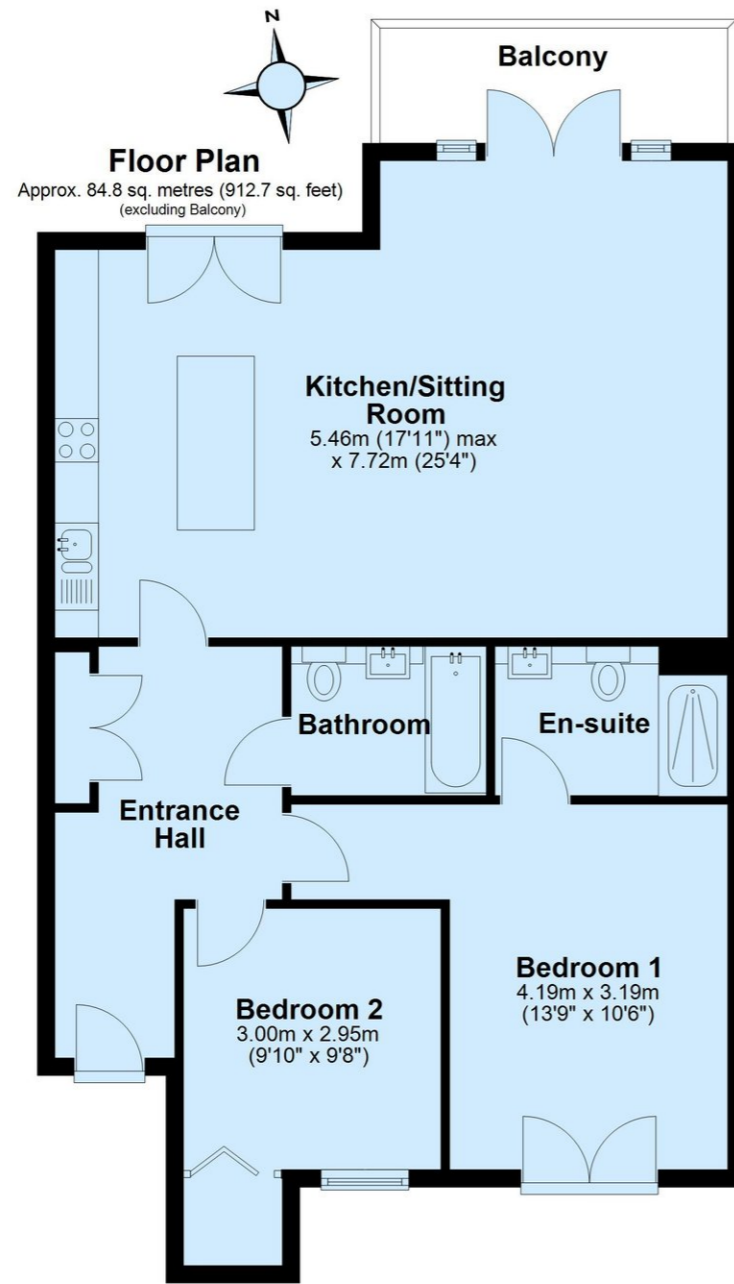
Approaching Salcombe from Kingsbridge, turn off the A381 at Malborough village, going straight ahead at the crossroads into Collaton Road. Follow this country lane for just over a mile, following signs for North Sands. The road then descends a steep hill, and at the T-junction, turn right. Continue to the bottom of the hill, passing South Sands beach on your left, then follow the road as it sharply turns left. The entrance to the apartments will be found 100 yards along on the right-hand side, just before the unmade section of road.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN



Total area: approx. 84.8 sq. metres (912.7 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.

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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