

AMETHYST TWO

FORE STREET, SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

AMETHYST TWO

Beautifully presented throughout and perfectly positioned in the heart of Salcombe, Amethyst Two is a stylish two-bedroom apartment offering contemporary living with an exceptional private sun terrace, just moments from the waterfront, boutiques and renowned restaurants.

Accessed via its own private entrance, the apartment welcomes you into a spacious hallway with stairs leading to the first-floor accommodation. At its heart is a bright and inviting open-plan living space, thoughtfully designed for modern coastal living. The well-appointed kitchen features integrated appliances and flows seamlessly into the sitting and dining area, creating a sociable space for relaxing or entertaining.

A standout feature of the property is the impressive wall of bi-fold doors, which open onto a generous south-facing sun terrace. Beautifully arranged for outdoor dining and lounging, this private retreat enjoys excellent sunshine throughout the day and provides the perfect setting for morning coffee, long summer lunches or evening drinks after a day on the water.

The apartment offers two beautifully presented double bedrooms, both light and welcoming. The principal bedroom benefits from a stylish en-suite shower room, while a contemporary family bathroom serves the second bedroom.

Currently operating as a successful family-run holiday let, Amethyst Two presents an outstanding turnkey investment opportunity with an established income stream, whilst also offering the flexibility of a superb lock-up-and-leave coastal retreat or second home.

With Salcombe's vibrant town centre, picturesque harbour, sandy beaches and scenic coastal walks all just a short stroll away, Amethyst Two perfectly combines modern comfort with one of South Devon's most sought-after waterfront lifestyles.

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.



PROPERTY DETAILS

Property Address

Amethyst Two, Russell Court, Salcombe, Devon, TQ8 8BS

Mileages

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

Services

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

EPC Rating

Current: 64, Potential: 70

Council Tax Band

Business rated

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Beautifully presented two-bedroom apartment in the heart of Salcombe
- Stunning private sun terrace with bi-fold doors from the living space
- Light-filled open-plan kitchen, dining and sitting room
- Principal bedroom with en-suite plus contemporary family bathroom
- Successful holiday let with established income, moments from the waterfront and amenities

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

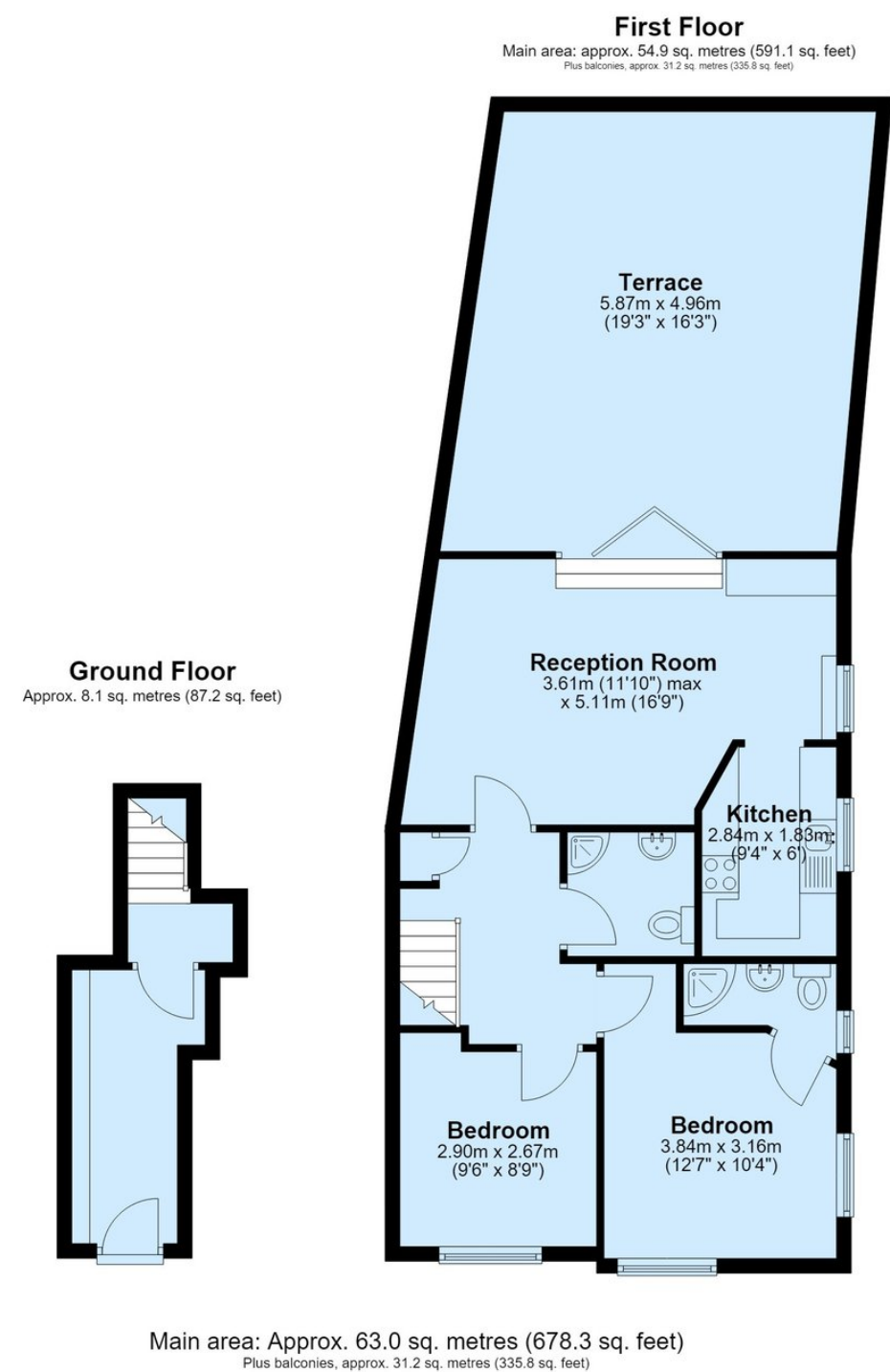
On entering Salcombe, turn left immediately after the pedestrian crossing onto Onslow Road. Continue down the hill until you reach Fore Street. Drive past the shops, then take the sharp right turn opposite Crew Clothing. The apartment is located immediately on your right.

Viewing

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



FLOOR PLAN



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