

THE STUDIO, BAY VIEW HOUSE SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

THE STUDIO, BAY VIEW

The Studio is a stunning one bedroom, ground floor apartment located in a prime position along Salcombe's desirable Cliff Road, boasting far reaching views across Salcombe Estuary towards East Portlemouth and the beautiful Mill Bay beach.

The apartment comprises a modern open plan living area and kitchen, which enjoys wall length patio doors that step out onto the paved terrace - the true highlight of this property. With far reaching views of Salcombe Estuary across to the stunning Mill Bay beach and the countryside beyond, the terrace is the perfect place to sit and take it all in. Additionally, there is a generously sized bedroom and a modern shower room.

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

The Studio, Bay View House, Cliff Road, Salcombe, Devon, TQ8 8JQ

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 under floor heating.

EPC Rating

Current: 68, Potential: 72

Council Tax Band

A

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Beautifully presented ground floor apartment
- Stunning water, beach and countryside views
- Sun terrace
- Open plan living area
- Low maintenance
- Convenient apartment bolt hole
- A stone's throw from the harbours, shops and restaurants

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

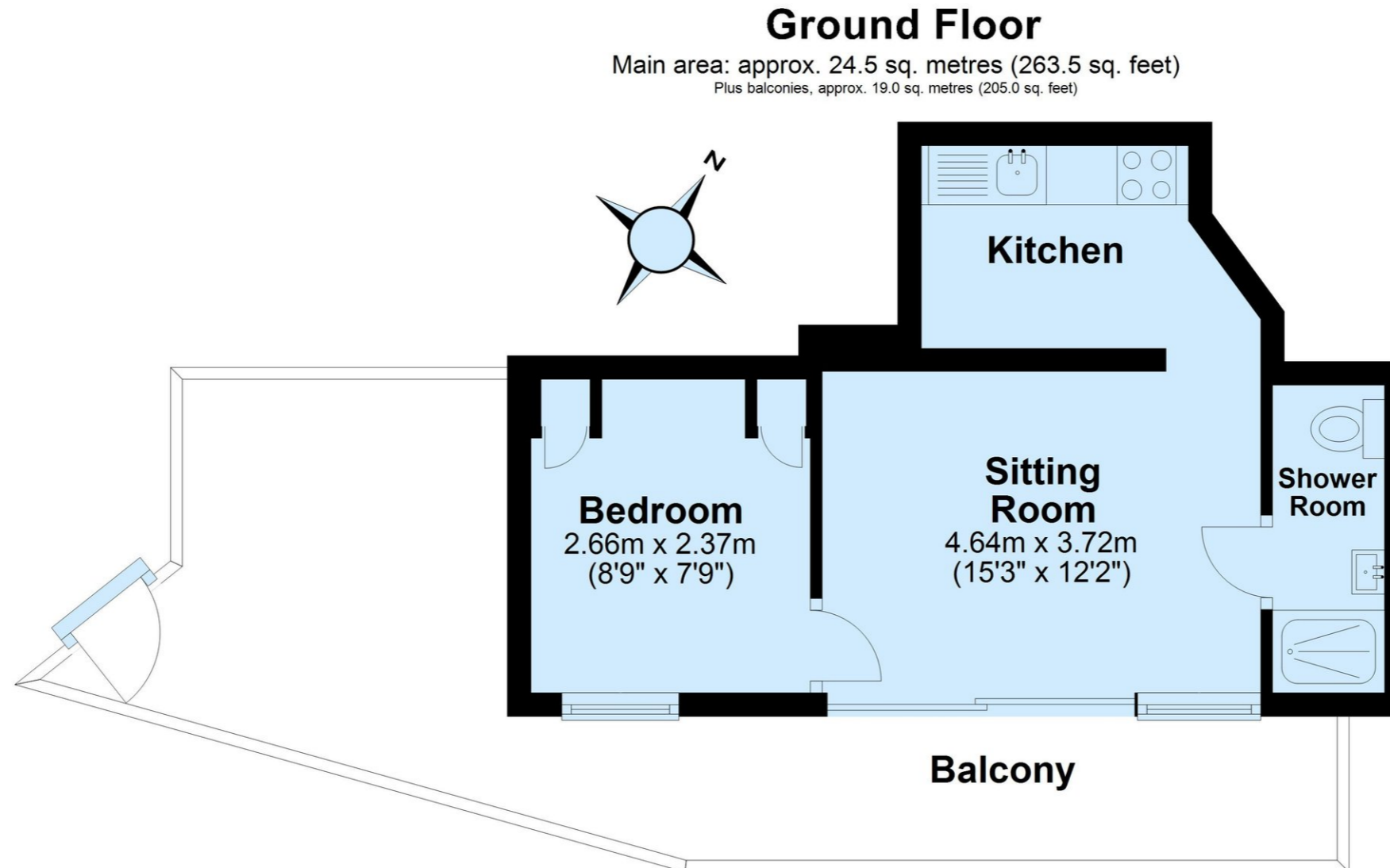
On entering Salcombe from Kingsbridge, turn left into Onslow Road. Follow this road all the way down the hill, and at the bottom, turn right into Fore Street. Proceed out of the town onto Cliff Road. Continue along Cliff Road for about 200m The Studio is on the right opposite the small car park on the left.

Viewing

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



FLOOR PLAN



Main area: Approx. 24.5 sq. metres (263.5 sq. feet)
Plus balconies, approx. 19.0 sq. metres (205.0 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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Modbury
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Newton Ferrers
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