

5 BOLT HEAD SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

5 BOLT HEAD

A rare opportunity to acquire a co-ownership quarter share in an exceptional three-bedroom apartment, enjoying breathtaking panoramic views across the Salcombe Estuary and the surrounding coastline.

Positioned in one of South Devon's most sought-after waterfront settings, this beautifully presented apartment combines generous proportions with an enviable coastal outlook, offering the perfect blend of lifestyle, convenience and investment potential.

The accommodation is thoughtfully arranged to maximise the stunning estuary views, with a light-filled open-plan living space forming the heart of the home. Large windows frame the ever-changing waterscape, creating a wonderful sense of connection with the surrounding environment. The sitting and dining areas provide an ideal setting for both relaxation and entertaining, while the well-appointed kitchen offers a range of modern fitted units and integrated appliances.

The principal bedroom enjoys impressive estuary views and benefits from built-in storage and an en-suite shower room. Two further double bedrooms provide comfortable accommodation for family and guests, complemented by a stylish family bathroom.

Externally, residents enjoy access to beautifully maintained communal grounds and allocated parking, while the elevated position ensures uninterrupted views across the estuary towards the rolling South Hams countryside beyond.

Situated within easy reach of Salcombe's vibrant waterfront, boutique shops, renowned restaurants and sailing facilities, the property offers an outstanding opportunity to enjoy one of the South West's most desirable coastal destinations.

Whether as a holiday retreat, second home or lifestyle investment, this unique shared ownership opportunity provides access to an exceptional waterside property in a truly unrivalled location.

Salcombe is widely regarded as one of the UK's premier coastal destinations, famed for its picturesque estuary, golden sandy beaches and world-class sailing. The town offers an excellent selection of independent shops, waterside cafés and award-winning restaurants, while the surrounding South Devon coastline provides endless opportunities for boating, paddleboarding, walking and exploring the stunning natural landscape. With spectacular scenery and a thriving year-round community, Salcombe continues to be one of the most desirable addresses in the South Hams.



PROPERTY DETAILS

Property Address

5 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 water, electricity, and drainage. Electric heating.

EPC Rating

Current: 75, Potential: 82

Council Tax Band

G

Tenure

Managed Freehold

Authority

South Hams District Council

Key Features

- CO-OWNERSHIP QUARTER SHARE
- Views over South Sands beach
- Light and airy open plan living
- Fabulous living room Cathedral window leading to the sunny balcony
- Family bathroom plus en-suite shower room

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. 80.0 sq. metres (860.6 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