

14 THE SALCOMBE SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

14 THE SALCOMBE

The Salcombe is a former hotel occupying a prime waterfront position in the very heart of Salcombe. This iconic building enjoys one of the town's most desirable settings, with sweeping views across the harbour towards the sandy beaches of East Portlemouth.

14 The Salcombe is a charming studio apartment set within this landmark development, offering a unique and thoughtfully designed layout. The property includes a well-equipped and generously sized private kitchen, located just across the communal hallway, featuring a breakfast bar and integrated appliances.

The studio itself makes excellent use of space and feels bright and airy, with double doors opening onto a Juliet balcony. Currently arranged with a table and chairs, this is the perfect place to relax and take in the stunning views across the Salcombe Estuary and towards the picturesque East Portlemouth coastline.

The apartment offers versatile living, featuring a cleverly designed king-size pull-down bed that can be neatly tucked away during the day to maximise space, along with a modern shower room.

Ideal for couples, this property is perfectly positioned within easy walking distance of Salcombe's shops, restaurants, and amenities, making it an ideal lock-up-and-leave coastal retreat.

Externally, the property benefits from a private parking space, beautifully maintained communal gardens, a heated outdoor swimming pool, and access to a private landing stage and mooring pontoons, including an allocated berth for the apartment, perfect for boating enthusiasts. All of this is set against the stunning backdrop of the Salcombe Estuary and surrounding countryside.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.



PROPERTY DETAILS

Property Address

14 The Salcombe, Fore Street, Salcombe, Devon, TQ8 8JG

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.

EPC Rating

Current: 74, Potential: 77

Council Tax Band

D

Tenure

Leasehold with a share of freehold

Authority

South Hams District Council

Key Features

- Charming studio apartment with a separate private kitchen
- Stunning views across the Salcombe Estuary towards the East Portlemouth coastline
- Ideal lock-up-and-leave property
- Designated private parking space
- Access to communal gardens and heated outdoor swimming pool
- Private landing stage with access to mooring pontoons with allocated berth
- Within easy walking distance of Salcombe's shops, restaurants, 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

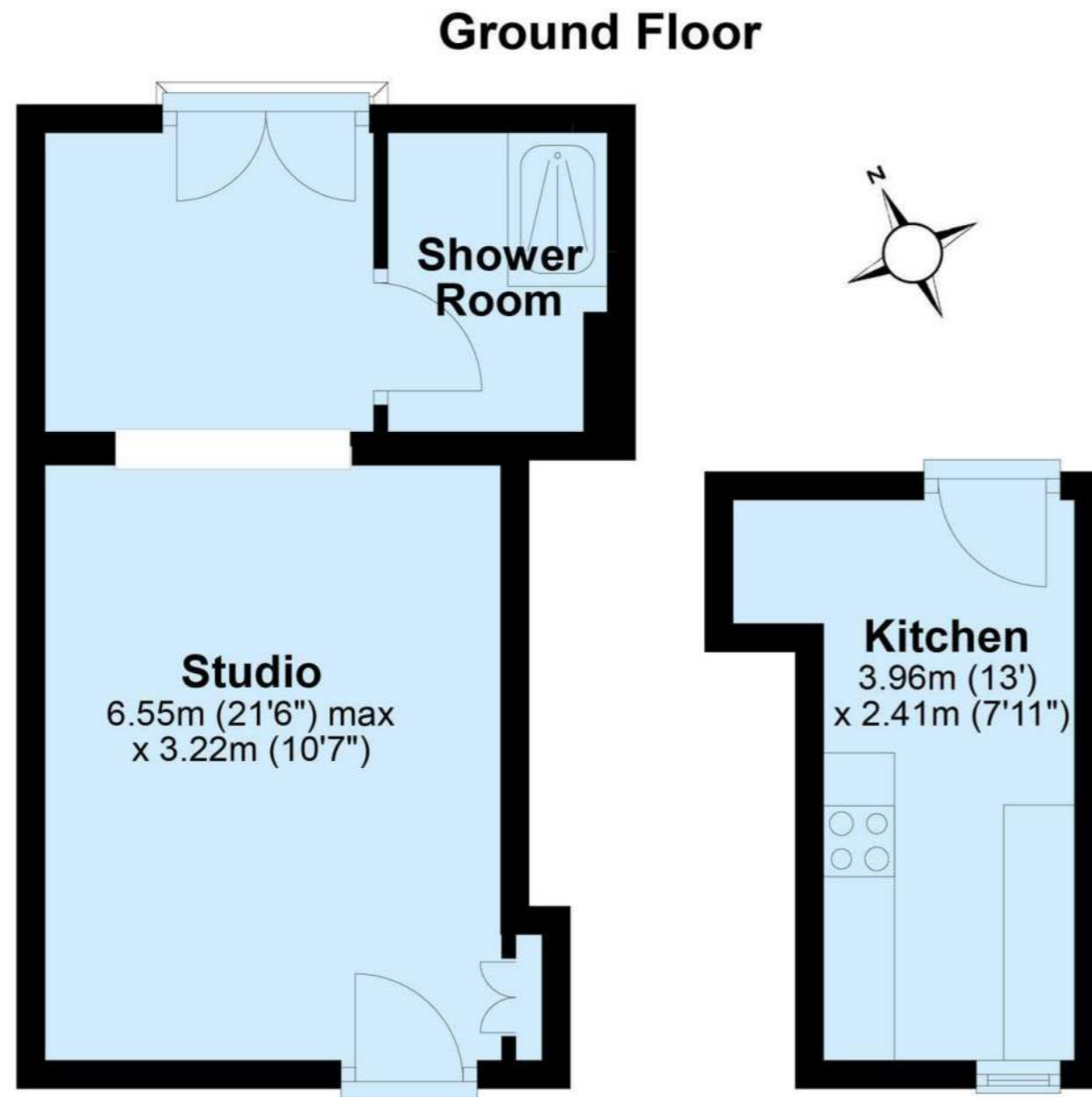
From our office in the centre of Salcombe, walk approximately 60 yards along Fore Street. You'll find the entrance to The Salcombe on the left-hand side.

Viewing

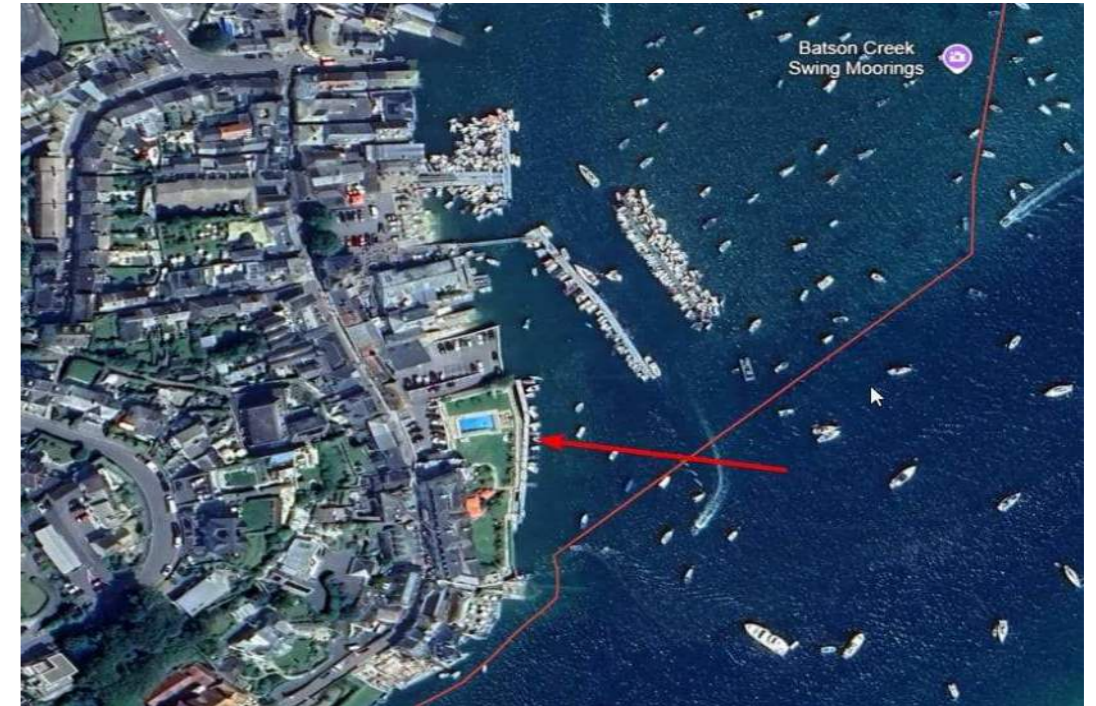
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN



Total area: approx. 31.1 sq. metres (335.0 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.

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