

59 FORE STREET SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

59 FORE STREET

Set in the heart of Salcombe and conveniently located close to the town centre and waterfront, 59 Fore Street presents an exciting opportunity to acquire a spacious and character-rich three-bedroom duplex apartment with glorious, uninterrupted views over the estuary.

The property is entered via its own private entrance from Fore Street at ground level, providing convenient, level access to the town. An initial entrance hall leads through to the main entrance hall, which provides plenty of storage, including a convenient store room. Stairs lead to the first-floor landing, where you are welcomed into the spacious and charming open-plan kitchen/dining/living area.

This remarkable space is bright and modern, enhanced by a large bay window with a window seat overlooking the famous Salcombe Estuary. It provides the perfect setting for entertaining, relaxing and soaking up the views. The well-equipped kitchen is complemented by a useful utility room leading off the kitchen, providing additional storage and access to the outside. The first floor also benefits from a modern shower room.

Stairs lead to the second floor, which offers three good-sized bedrooms. The principal bedroom benefits from ample built-in wardrobe space and enjoys the same elevated, stunning views over the Salcombe Estuary. A family bathroom completes this level.

Externally, the property enjoys a private, enclosed rear terrace, providing an ideal space for outdoor entertaining and relaxation.

Low-maintenance, superbly located and presented in excellent condition, this duplex apartment is perfectly suited as a lock-up-and-leave holiday home or highly desirable holiday let, allowing owners, family and guests to enjoy Salcombe in comfort throughout the year.

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

59 Fore Street, Salcombe, Devon, TQ8 8ET

Mileages

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

Services

Mains electricity, gas, water, and drainage. Gas central heating.

EPC Rating

Current: 63, Potential: 72

Council Tax Band

N/A

Tenure

Freehold

Authority

South Hams District Council

Key Features

- 3-Bedroom spacious duplex apartment
- Uninterrupted views over the Salcombe Estuary
- Open-plan living area, perfect for relaxing and entertaining
- Bathroom, shower room and utility room
- Enclosed, private terrace to the rear of the property
- Within easy walking distance of Salcombe's shops, restaurants and waterfront

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

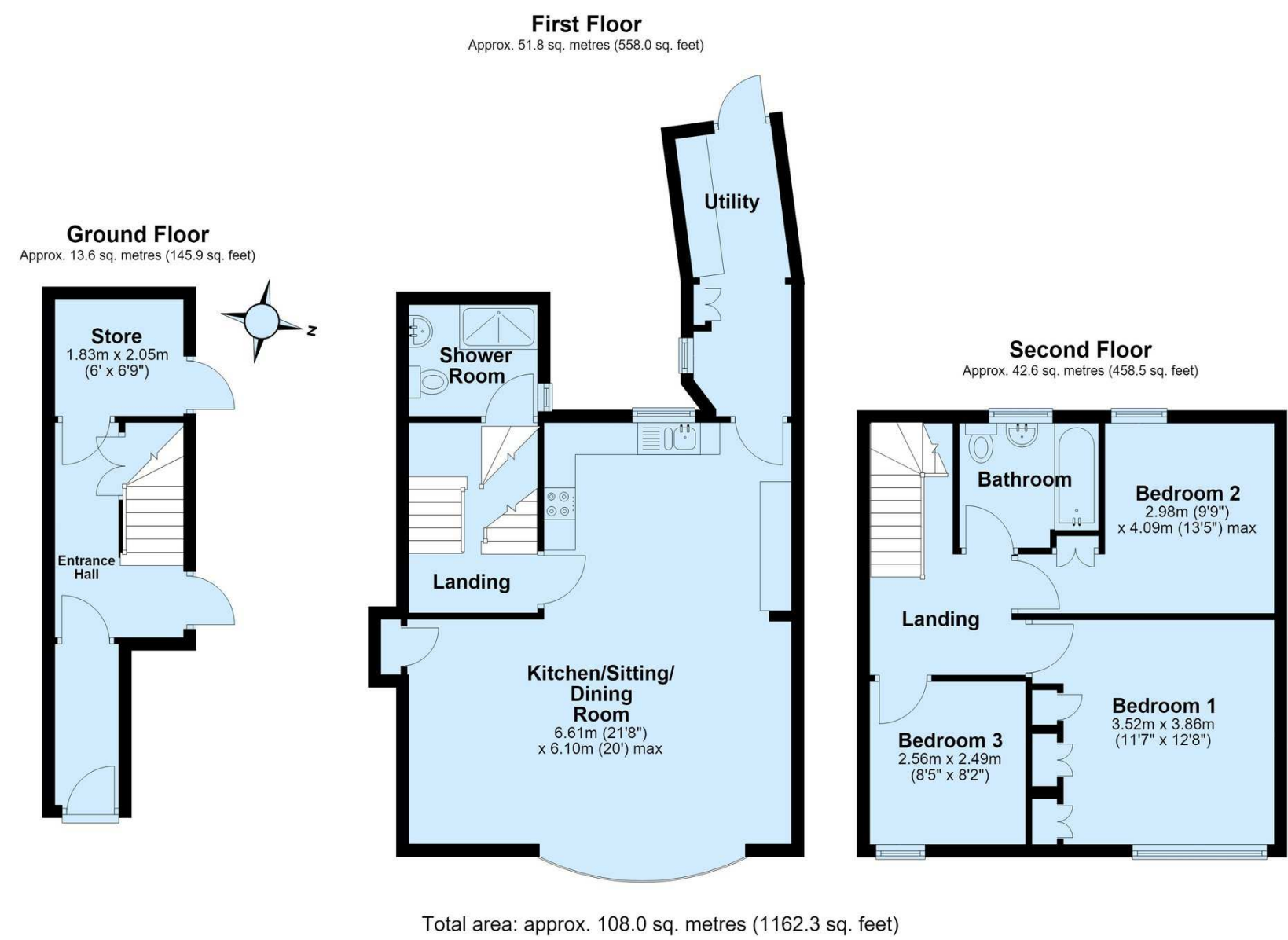
From our office in the centre of Fore Street, proceed in the direction of The Yacht Club. The entrance to the property will be found on the right-hand side, opposite The Salcombe.

Viewing

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



FLOOR PLAN



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