

# MAIN TOP DEVON ROAD, SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# MAIN TOP

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A recently refurbished bright and cheerful first floor apartment enjoying stunning views of the Salcombe Estuary; conveniently positioned for the town and harbour.

Ideally situated towards the lower end of Devon Road, the property is within an easy stroll of Salcombe town centre, while the popular North Sands Beach can be reached on foot in approximately 10–12 minutes. The renowned estuary is just moments away, and the stunning beaches of East Portlemouth and Mill Bay are easily accessible via the passenger ferry service operating year-round from Salcombe.

The apartment is accessed via a shared entrance serving just two apartments. From the ground-floor lobby, stairs lead to the private entrance on the first floor.

At the heart of the home is a generous open-plan living space, perfectly positioned to take advantage of the spectacular views across the estuary towards East Portlemouth, Snapes Point and South Pool Creek beyond. The contemporary kitchen has been thoughtfully designed and fitted with a range of modern units, elegant granite worktops, integrated appliances including an electric hob and oven, fridge/freezer, dishwasher, washing machine and microwave. A central island with breakfast bar seating creates an ideal space for casual dining, currently the owners have a folding table that comfortably accommodates up to four guests.

The sitting area offers two comfortable double sofas, a coffee table and a wall-mounted Smart TV, creating a welcoming and relaxing environment.

There are two bedrooms, both accessed directly from the living area. The principal bedroom features a double bed and fitted wardrobe, while the second bedroom is arranged as a bunk room and enjoys charming views across the town and estuary.

Completing the property is a stylish, fully tiled family bathroom fitted with a bath and shower over, vanity unit with wash basin and WC.

Main Top presents an excellent opportunity to enjoy a beautifully appointed coastal home in one of South Devon's most sought-after waterfront locations.

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

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## Property Address

Main Top, Devon Road, Salcombe, TQ8 8HQ

## 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: 41, Potential: 81

## Council Tax Band

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## Tenure

Leasehold

## Authority

South Hams District Council

## Key Features

- Open plan living with fabulous estuary views
- High quality fitted kitchen with island
- Integrated appliances
- Well appointed bathroom
- Close to town and harbour
- Storage shed

## 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, continue straight along the main road after passing the first crossroads and follow the road around the hill. At the junction, bear left into Devon Road. Follow Devon Road for about half a mile as it winds towards the centre of Salcombe. Continue past the junction with Newton Hill, which joins from the right, and Main Top will be found on the right-hand side.

## Viewing

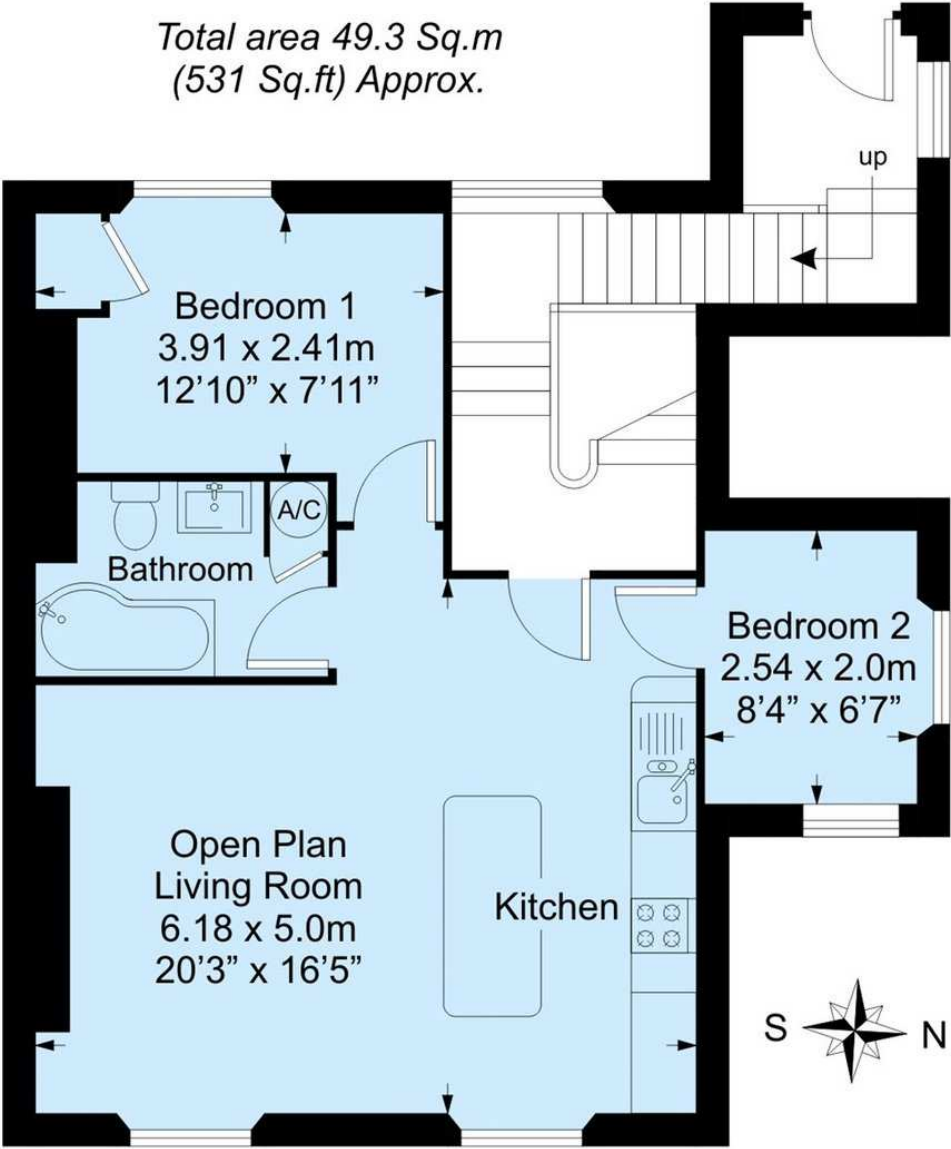
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



# FLOOR PLAN

NB. This Floor Plan is for illustrative purposes only,  
all dimensions are approximate.

Total area 49.3 Sq.m  
(531 Sq.ft) Approx.



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