



1 Island Quay, Salcombe

Guide Price £1,100,000

HARRIET
GEORGE

1 Island Quay

Salcombe

Occupying an enviable waterfront position in the heart of the town, a well presented three storey town house with breathtaking and fascinating water views, garage and mooring pontoon.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

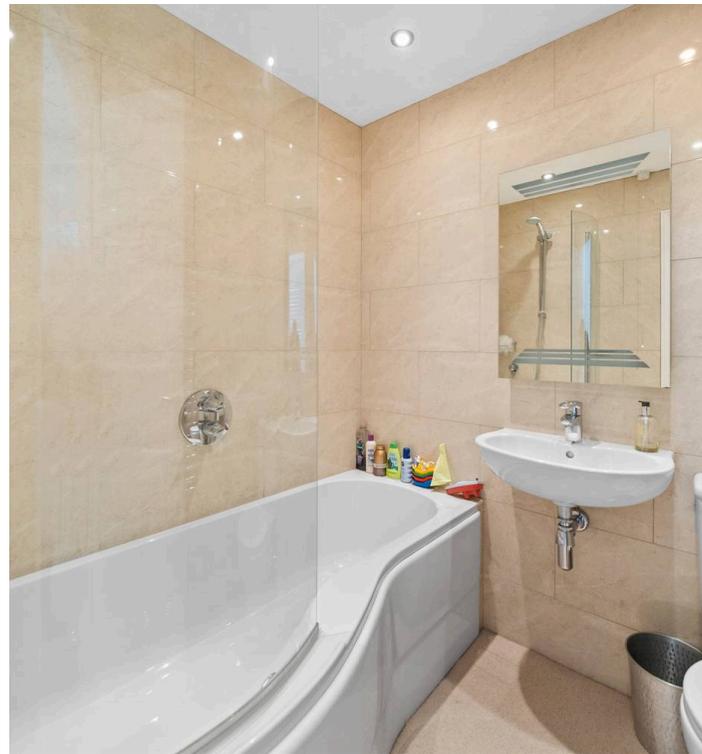
Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

Island Quay is in the centre of the town, within easy walking distance of the many restaurants, pubs and boutique shops.

Council Tax band: G

Tenure: Freehold

EPC Rating: C



Constructed in the mid 1980's on the site of Cove's Boatyard, properties within this waterfront development in the heart of the town rarely come to the market and Number 1 has been in the same family ownership since first sold.

The accommodation is arranged over three floors and has been cleverly designed to maximise the space throughout. On the entrance level is a bunk room, shower room and small garage / store room with utility area; extremely useful when coming off the water. The recently fitted kitchen with space to dine is on the first floor and the sitting room at the front with oriel window enjoys sensational views across the estuary to the beaches on the East Portlemouth shoreline. There are 2 bedrooms on the second floor; one has delightful views and an en-suite shower room and the other is served by a family bathroom.

Adjacent to the building is a landing stage and access to mooring pontoons with a berth available for the owner of Number 1. There is parking in front of the garage.

The property has never been holiday let however it would be very popular and rental figures are available on request.

SERVICES

Mains water, drainage, gas and electricity.

SERVICE CHARGE

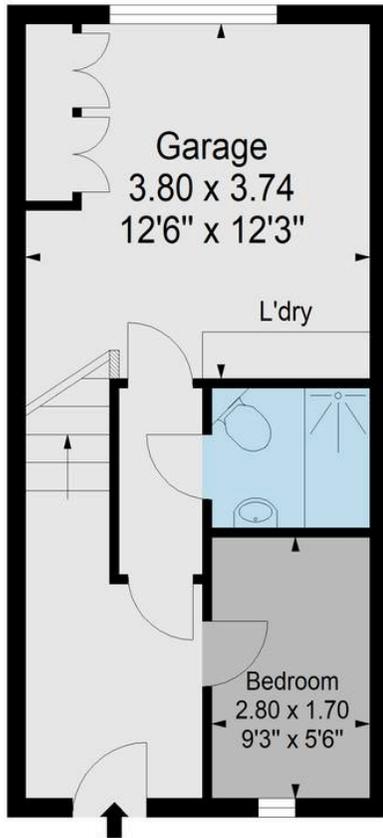
£650 per quarter which includes cleaning and maintenance of communal areas, bin collection, pontoon and contribution towards a sinking fund.

DIRECTIONS

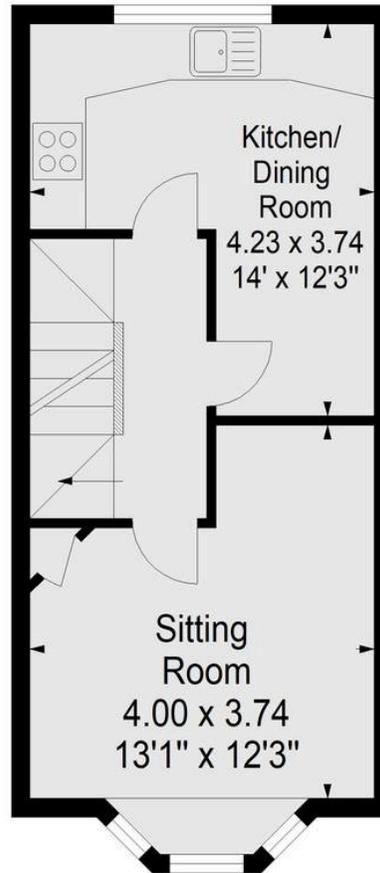
From Whitestrand car park walk along Fore Street towards the Fortescue Inn. Bear left at the pub and then immediately right under the archway. Continue along the footpath to the end of the cottages, round the corner and 1 Island Quay will be in front of you.



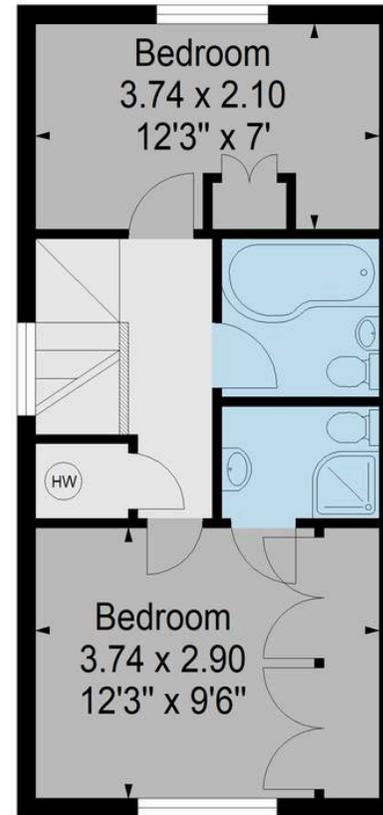
Approximate Gross Internal Area = 93 sqm / 1001 sq ft



Ground Floor



First Floor



Second Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.