

2 ROBOROUGH COURT  
SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

## 2 ROBOROUGH COURT

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A beautifully presented three-bedroom duplex apartment set in an elevated and highly sought-after location in Salcombe, Flat 2, Roborough Court enjoys excellent estuary views and benefits from allocated parking and a private patio area, perfect for enjoying the stunning surroundings. Just a short walk from Salcombe town centre, 2 Roborough Court offers spacious accommodation and presents an exceptional Salcombe retreat.

The ground floor of the apartment comprises a generously sized, well-equipped kitchen, which enjoys more of the same stunning views. This level also hosts three well-proportioned bedrooms, each with its own appealing feature. Bedroom three benefits from dual-aspect windows, bedroom two offers built-in storage space, and the principal bedroom boasts a beautiful bay window, perfectly positioned to take in the stunning water views, along with an en-suite shower room. A family bathroom also serves this floor. Outside the apartment is a generous size locked storage cupboard.

Stairs rise to the upper level, where you'll find a wonderful sitting area enhanced by multiple Velux windows, allowing plenty of natural light to flood the space while providing fantastic vantage points over Salcombe and the estuary. This level is further complemented by two generous eaves storage areas.

Externally, the property benefits from an allocated off-road parking space, adding further appeal. To the rear, a patio area can be accessed via a right of way along the side of Apartment 1's garden, leading to a comfortable outdoor seating area bordered by mature shrubs and bushes, an ideal space for al fresco dining.

Overall, the apartment presents an excellent opportunity to acquire a wonderful property in a highly desirable Salcombe setting.

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.



# PROPERTY DETAILS

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## Property Address

2 Roborough Court, Bonaventure Road, Salcombe, Devon, TQ8 8BG

## 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: D, Potential: C

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Spacious duplex apartment
- Three good-sized bedrooms
- Wonderful views across the Salcombe Estuary and surrounding countryside
- Allocated off-street parking space
- Private patio and outdoor seating area
- Just a short walk from Salcombe town centre and the harbour

## 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

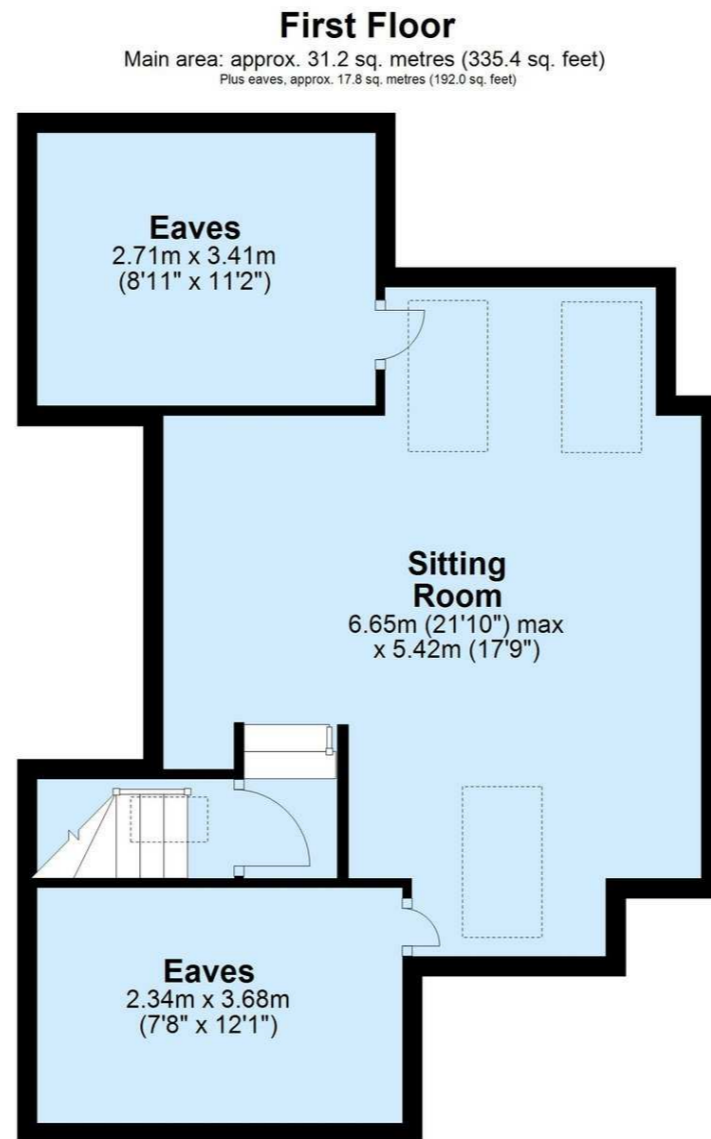
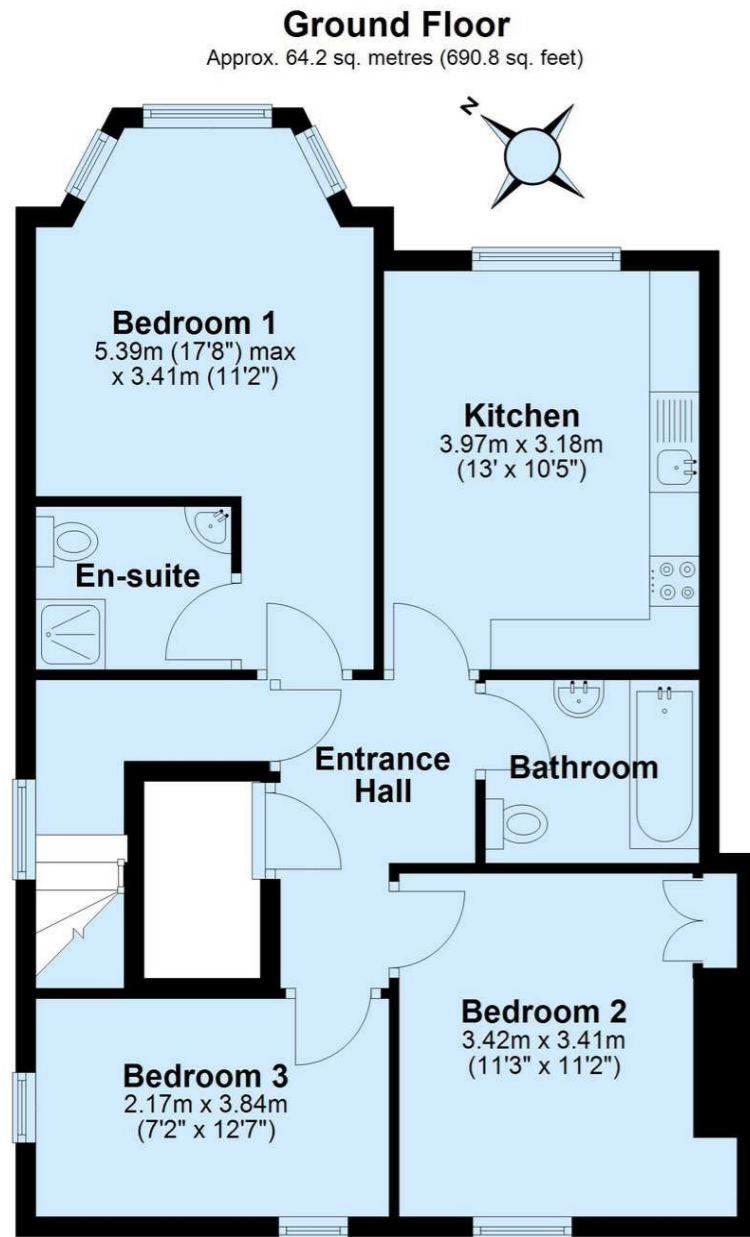
On entering Salcombe, continue straight ahead at the first crossroads, following Main Road. The road curves around the hillside to the left before reaching the next junction. At this junction, turn left into Devon Road, then take the next left into St Dunstons Road and continue to the top of the hill. Turn right into Herbert Road, then take the third turning on the left into Bonaventure Road. Flat 2, Roborough Court can be found on the left-hand side, just past the turning for Acland Road.

## Viewing

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



# FLOOR PLAN



Main area: Approx. 95.3 sq. metres (1026.2 sq. feet)  
Plus eaves, approx. 17.8 sq. metres (192.0 sq. feet)



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