

8 MELBURY  
SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

## 8 MELBURY

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Enjoying breathtaking panoramic views across the mouth of the picturesque Salcombe Estuary, 8 Melbury is a beautifully presented studio apartment offering an exceptional coastal lifestyle. Perfectly positioned on the highly sought-after Devon Road, this elevated home captures sweeping vistas from golden sandy beaches to the tranquil waters beyond, all of which can be admired from the sun terrace and principal picture window.

Just a short five-minute stroll from Salcombe's vibrant town centre, the property combines convenience with a peaceful setting, making it an ideal retreat.

Internally, the apartment has been thoughtfully renovated to a high standard, creating a stylish and contemporary living space with a distinct sense of luxury throughout. Designed to maximise both comfort and functionality, the open-plan layout incorporates a well-appointed kitchen alongside a cleverly arranged living and sleeping area, perfectly suited for modern living. The en suite-style bathroom features a sleek walk-in shower, completing the refined interior.

Externally, the property benefits from a private sun terrace—ideal for relaxing or entertaining while taking in the stunning coastal outlook—along with access to well-maintained communal gardens. An allocated parking space further enhances the convenience of this desirable home.

Whether you are seeking a romantic coastal escape, a lock-up-and-leave holiday home, or a superb base from which to explore the South Hams, 8 Melbury offers an outstanding opportunity to enjoy the very best of Salcombe living.



# PROPERTY DETAILS

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## Property Address

Flat 8, Melbury, Devon Road, Salcombe, Devon, TQ8 8HJ

## 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. Electric heating.

## EPC Rating

Current: 50, Potential: 79

## Council Tax Band

Business Rated

## Tenure

Share of freehold 999 years from 1995

## Authority

South Hams District Council

## Key Features

- Stylish and luxurious studio apartment
- Stunning views over the Salcombe Estuary and countryside
- Sun Terrace and well-maintained communal grounds
- Allocated Parking
- Newly renovated
- Town centre 5 minute walk

## 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

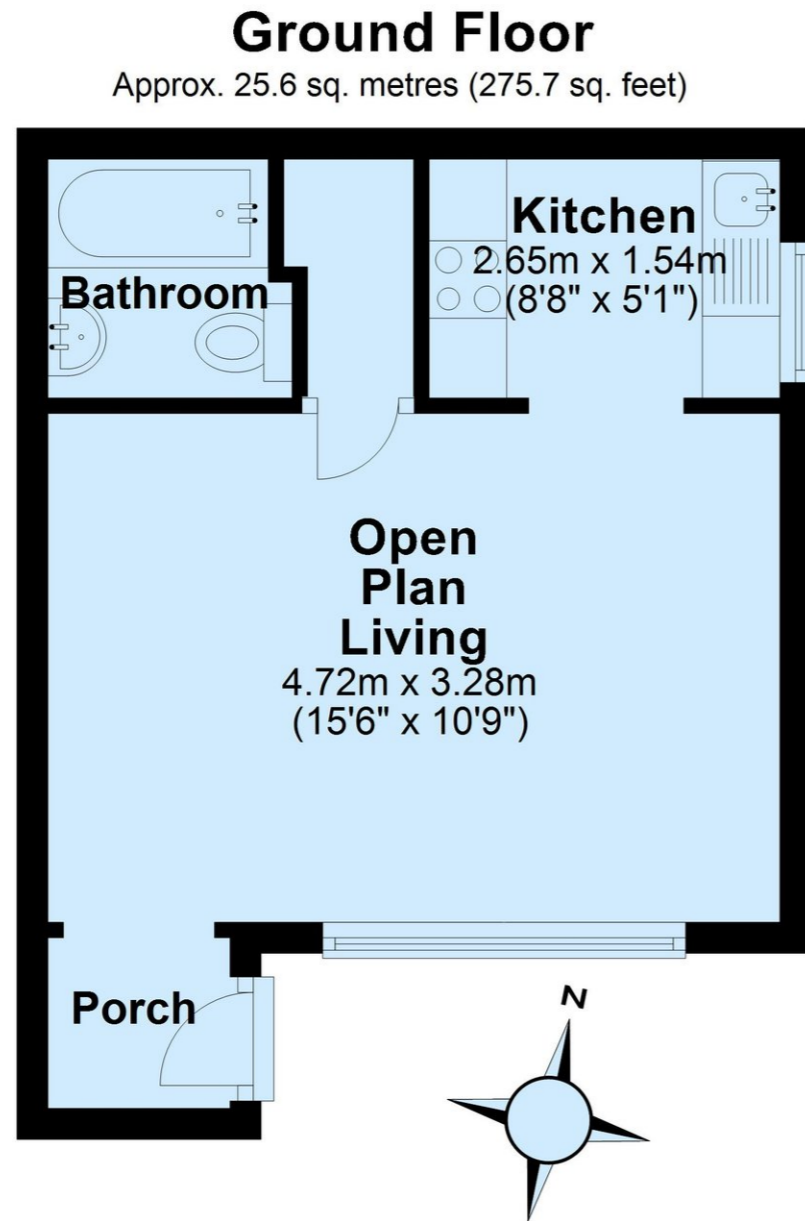
On entering Salcombe from the Kingsbridge direction do not turn left at the top of the hill towards the town centre but continue straight along the main road. Follow this road along the side of the hill and where it comes to a junction bear left into Devon Road and then left again into St Dunstons Road. Bear right at the top of the hill into Herbert Road and the entrance to Melbury will be found about 150 metres on the right hand side. Alternatively, it is possible to park in Devon Road in front of the property and approach it by a flight of steps.

## Viewing

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



# FLOOR PLAN



Total area: approx. 25.6 sq. metres (275.7 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.

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Newton Ferrers  
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Salcombe  
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