



3 St Elmo Court, Sandhills Road, Salcombe

Guide Price £925,000

HARRIET  
GEORGE



## 3 St Elmo Court

Sandhills Road, Salcombe

Enjoying views across the North Sands valley and out to sea, a spacious 3 bedroom first floor apartment set in established communal gardens with heated pool.

The beautiful estuary town of Salcombe is located at the heart of the much sought after area of South Devon known as the South Hams. The region is known for having a particularly benign climate and consists of lush, unspoilt countryside, hidden coombes and a spectacular coastline. The vibrant town of Salcombe, once a thriving fishing village, retains much of its original charm and character.

The town's many restaurants, local pubs and lively shops are all within walking distance of the property. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dinghy sailing, water sports, boating and long walks along the beautiful coastline.

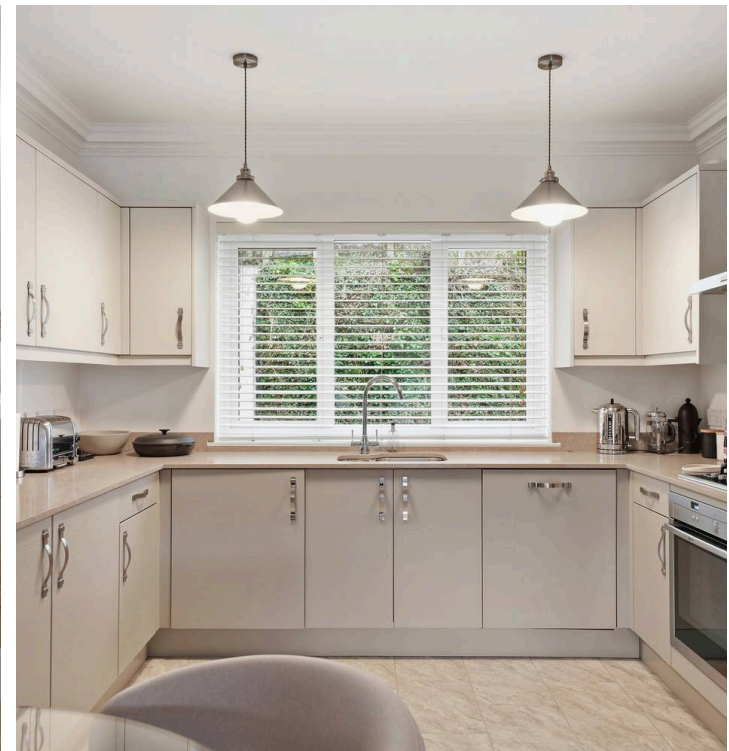
St Elmo Court is on the prestigious Sandhills Road, only 5 minutes' walk from the beach at North Sands and popular Winking Prawn beach cafe and restaurant. All the apartments face south west attracting the sun for most of the day.

Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





3 St Elmo Court is on the first floor of the building, which has a lift, and enjoys glorious views across a wooded valley and out to sea. The apartment has been re-carpeted throughout, there are new radiators everywhere except in the bathrooms, new hardwood internal, and wardrobe doors, and all external windows and doors have been replaced.

There are three double bedrooms with fitted cupboards, the main bedroom has an en-suite bathroom and access to the balcony. The contemporary kitchen has space to dine and the sitting room opens onto the generous balcony which enjoys fabulous views over the communal gardens to the beach and entrance to Salcombe Harbour.

The grounds of St Elmo Court are a real feature of the development, beautifully landscaped with a colourful variety of shrubs, plants and specimen trees. Within the gardens is a level lawned area with a well screened outdoor heated swimming pool.

The apartment has a garage and in addition there is ample parking.

### SERVICES

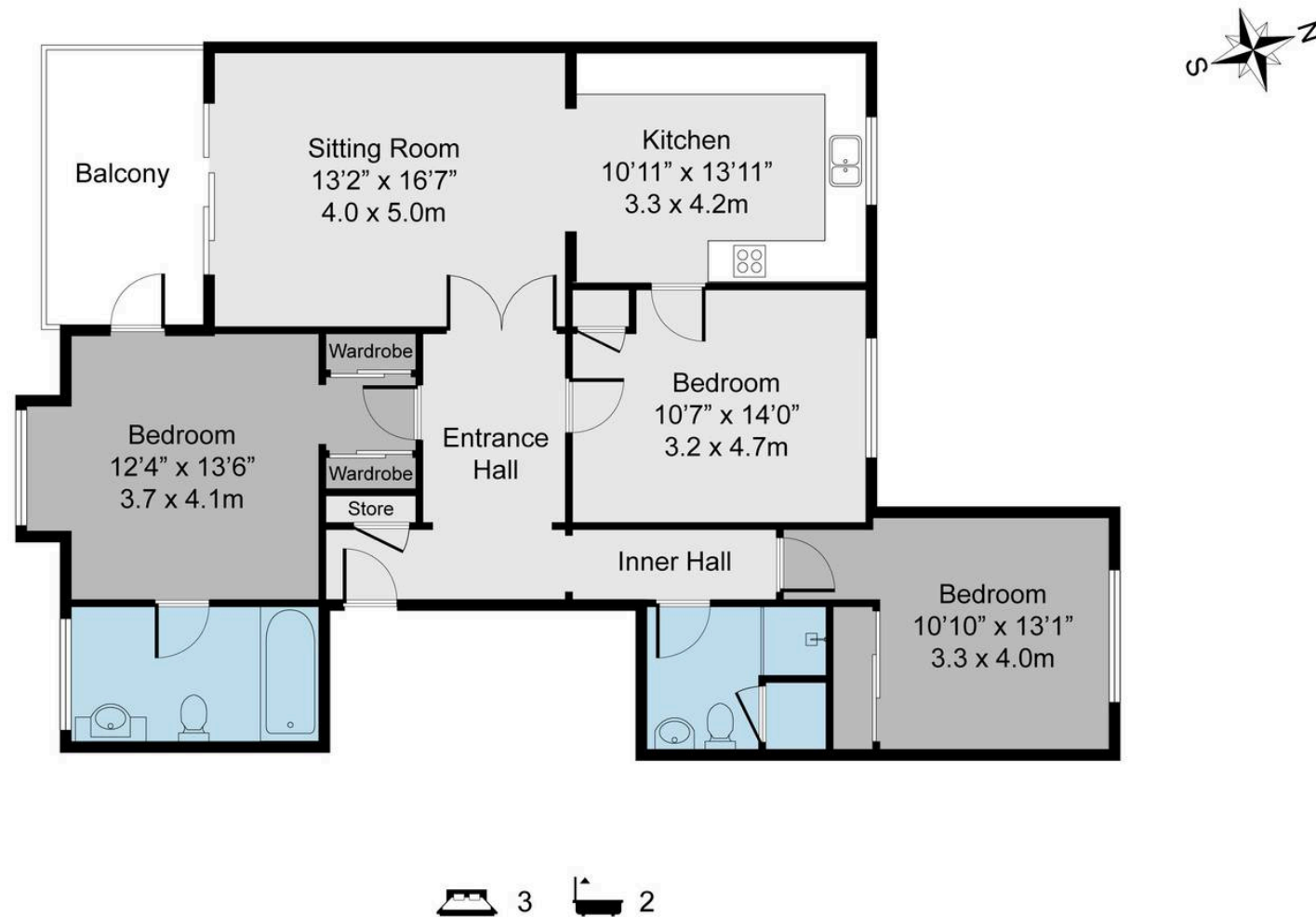
Mains water, drainage, gas and electricity. Gas fired central heating.

### DIRECTIONS

On entering Salcombe from Kingsbridge continue straight on at the crossroads and follow Main Road around the side of the hill. At the next major junction turn right into Sandhills Road and proceed down this winding road almost to the bottom where the entrance to St Elmo Court will be found on your right hand side.



Approximate Gross Internal Area = 109.00 sqm / 1173 sq ft



Illustrator 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.