

8 PENN TORR
SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

8 PENN TORR

With wonderful views and spacious rooms, 8 Penn Torr is one of eight luxury apartments in an elevated position, offering a spectacular outlook in a sought-after location in Salcombe.

Perfectly presented, the property is entered via a private lobby and staircase shared with only one other apartment. Number 8 is entered through a practical porch with a useful storage cupboard, leading into a welcoming main entrance hall. The apartment features two generous double bedrooms, including a principal bedroom with a contemporary en-suite shower room and direct access to a sunny balcony. From here, you can enjoy stunning views across the town and estuary, with ample space for a table and chairs, ideal for relaxing and taking in the surroundings. A well-appointed family bathroom also serves the property.

There is a spacious open-plan living area and well-equipped kitchen, creating a wonderful space for relaxing or entertaining. With high vaulted ceilings and a dual-aspect outlook, this is a warm and inviting room that enjoys lovely views from the large feature windows and a door leading to a Juliet balcony.

Outside, the property benefits from an allocated parking space.

* Please note, this property cannot be used as a holiday let.

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 coves 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. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline.



PROPERTY DETAILS

Property Address

8 Penn Torr, Herbert Road, Salcombe, Devon, TQ8 8JD

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway 16 miles (distances are approximate)

Services

Mains electricity, water, gas, and drainage. Gas combi boiler.

EPC Rating

Current: C, Potential: C

Council Tax Band

E

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Wonderful first floor apartment
- 2 Spacious double bedrooms
- Master bedroom with ensuite shower room and balcony
- Panoramic views
- Open plan living area with vaulted ceiling
- Perfect lock up and leave property
- Allocated parking
- Loft space for extra storage
- Close to town centre and amenities

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

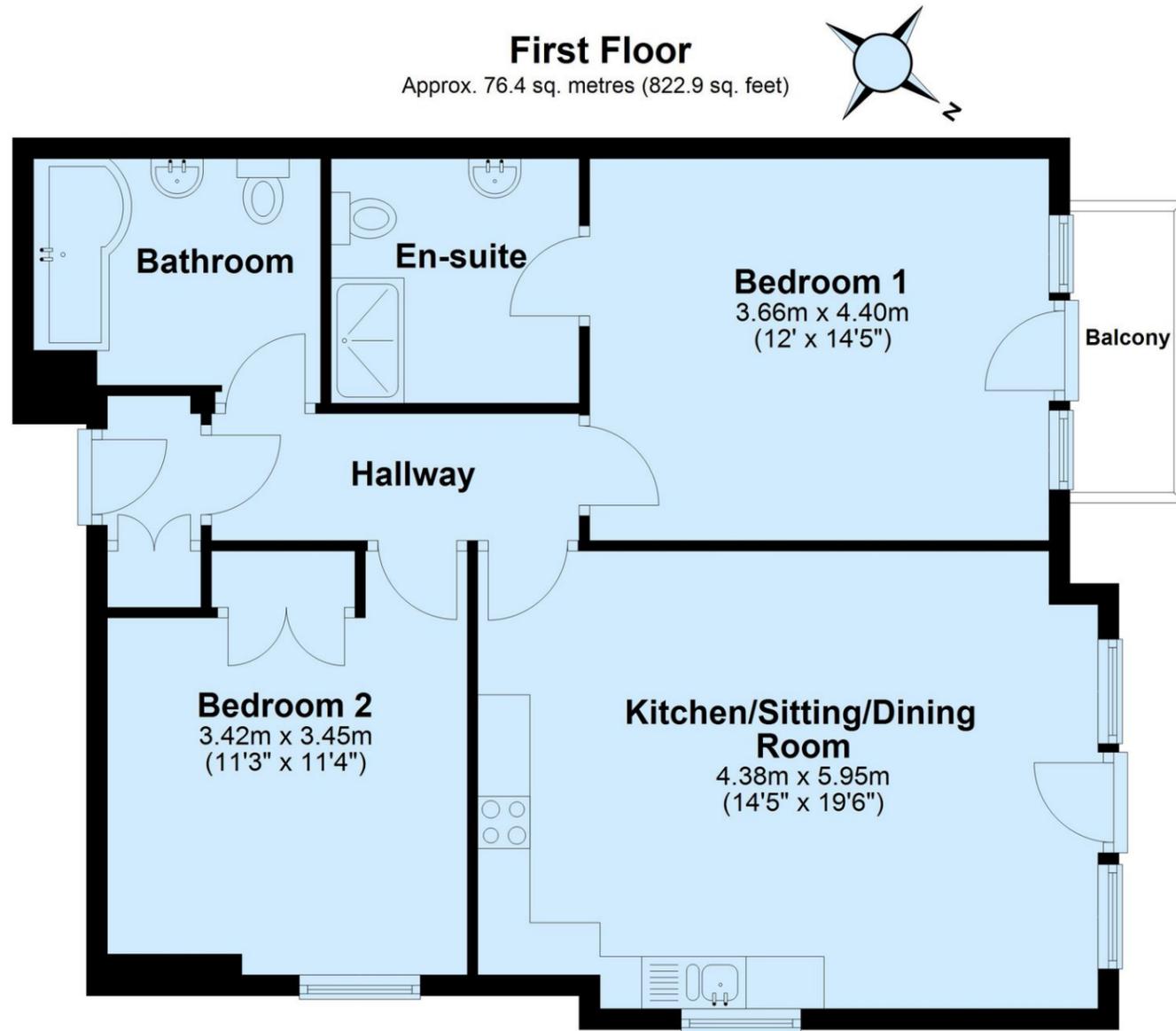
Upon entering Salcombe from Kingsbridge, go straight ahead at the first crossroads and continue along Main Road as it winds around the side of the hill. At the next junction, fork left onto Devon Road and immediately fork left again onto St Dunstan's Road. At the top of the hill, turn right onto Herbert Road. After about 150 yards, the entrance to Penn Torr will be found on the left-hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 76.4 sq. metres (822.9 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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Kingsbridge
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Modbury
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Newton Ferrers
01752 873311

Salcombe
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Totnes
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Lettings
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Prime Waterfront & Country House
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