

# 7A FORE STREET SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 7A FORE STREET

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Set in an iconic position in the very heart of Salcombe, just moments from the harbour's edge and the vibrant shops of Fore Street, this beautifully presented two-bedroom apartment offers a rare opportunity to own a stylish coastal bolt hole in one of South Devon's most sought-after locations.

Accessed via a private entrance below 7a Fore Street, above the well-known Roly's Fudge shop, the apartment opens into a bright, immaculately finished interior where contemporary design meets warm, natural textures. The spacious kitchen is thoughtfully laid out with sleek cabinetry, integrated appliances and a generous breakfast bar, creating a sociable and highly practical space for both everyday living and holiday stays.

Throughout the property, sash windows and striking parquet flooring enhance the sense of light and quality, while the décor has been carefully curated with neutral tones, natural materials and modern furnishings to create a calm, inviting atmosphere. The sitting room is particularly appealing, offering a comfortable retreat with charming glimpses towards the estuary from the window.

There are two beautifully styled bedrooms, both light and welcoming, along with a modern bathroom finished to a high standard. The current owners have also explored the potential for a balcony extension, similar to others within the building, subject to the necessary consents.

Low maintenance, superbly located and presented in turnkey condition, this apartment is perfectly suited as a lock-up-and-leave holiday home or a highly desirable holiday let, allowing owners, family and guests to enjoy Salcombe in comfort throughout the year.

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. 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. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.



# PROPERTY DETAILS

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## Property Address

7a Fore Street, Fore Street, Salcombe, TQ8 8BY

## Mileages

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

## Services

Mains electric, water, sewage. Electric heaters throughout.

## EPC Rating

Current: 32, Potential: 68

## Council Tax Band

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## Tenure

Share of Freehold

## Authority

South Hams District Council

## Key Features

- Ideal low-maintenance lock-up-and-leave coastal apartment
- Excellent potential for holiday letting and rental income
- Just moments from the harbour and waterfront
- Prime central position in the heart of Salcombe on Fore Street
- Beautifully presented interior with parquet flooring, sash windows and modern styling
- Potential for a balcony extension, subject to the necessary consents

## Fixtures & Fittings

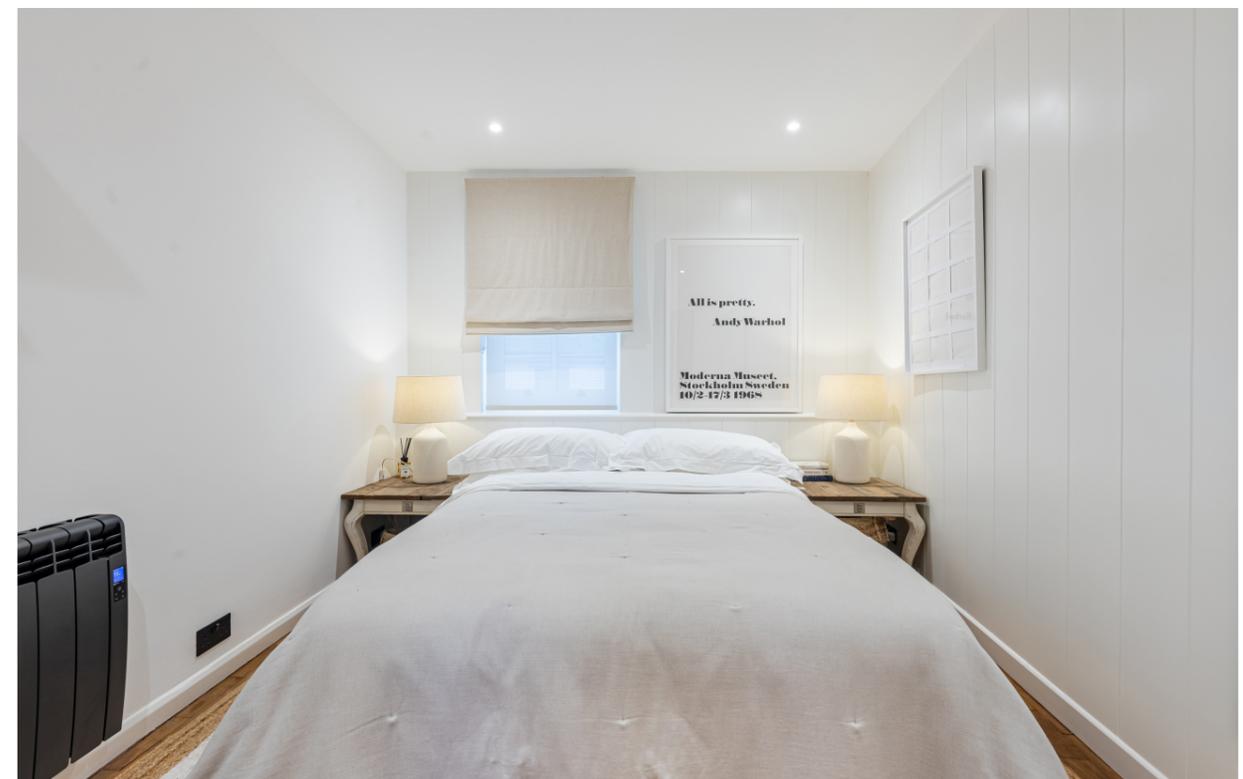
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

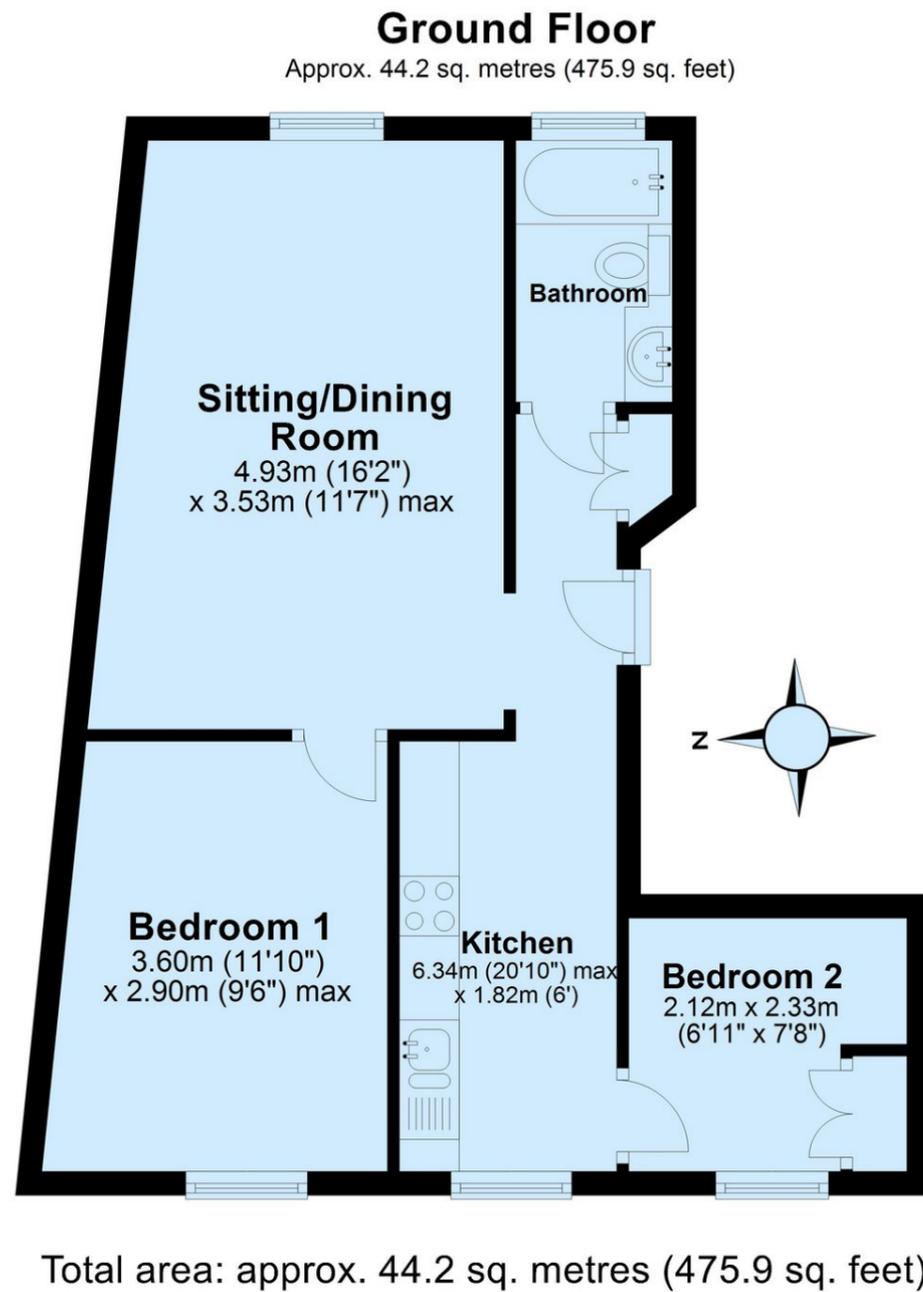
On entering Salcombe from Kingsbridge, turn left at the first crossroads by the telephone kiosk into Onslow Road. Follow this road down the hill, and as it winds past the church on the left-hand side, it runs into Market Street. Follow this road down the hill until you reach Fore Street where you will turn left. The property will be found on your right-hand side situated above Toad Hall Cottages,

## Viewing

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



# FLOOR PLAN



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  
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Salcombe  
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Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
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