

MIDSHIPS FORE STREET, SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

MIDSHIPS

Set in the heart of Salcombe and conveniently close to Ferry Steps, the town centre and waterfront, Midships presents an exciting opportunity to acquire a stylish, bright and spacious two-bedroom 1,100 sq ft duplex apartment with glimpses of view from main bedroom and living room.

The property is accessed from the rear via almost immediately opposite the steps leading down to the Ferry Inn and the passenger ferry. Upon entering, a welcoming entrance hall with a useful under-stairs storage cupboard leads into the open-plan sitting and dining room. This wonderful space is flooded with natural light courtesy of the large sash windows that frame the outlook onto Fore Street. Perfect for entertaining or relaxing, it flows seamlessly into the modern, well-equipped kitchen, creating another bright and inviting space. The kitchen, in turn, leads to a separate utility room with a washing machine, tumble dryer, sink and clothes airer, providing additional convenience and storage. A spacious shower/cloak room also serves this level.

Stairs rise to the first-floor landing, where there are two generously sized double bedrooms, both benefiting from the same light-filled ambience found throughout the property. A modern family bathroom serves the bedrooms and is presented in fresh, contemporary style. A useful airing cupboard is located on this floor.

Externally, the property benefits from a detached sun terrace with sea and beach glimpses, providing an additional space for entertaining and further enhancing the appeal of this charming home.

Low maintenance, superbly located and presented in excellent condition, this duplex 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.



PROPERTY DETAILS

Property Address

Midships, 52B, Fore Street, Salcombe, TQ8 8JE

Mileages

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

Services

Mains services. Gas heating with remote control via Neomiser app.

EPC Rating

Current: 66, Potential: 72

Council Tax Band

D

Tenure

Leasehold 999 years from 2012

Authority

South Hams District Council

Key Features

- Stunning open-plan living area, perfect for relaxing and entertaining
- Finished to a high-quality specification throughout
- Two generous double bedrooms
- Well-equipped kitchen with a separate utility room
- Spacious bathroom and shower room
- Detached sun terrace with glimpses towards the sea
- Within easy walking distance of Salcombe's shops, restaurants, waterfront, and local 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

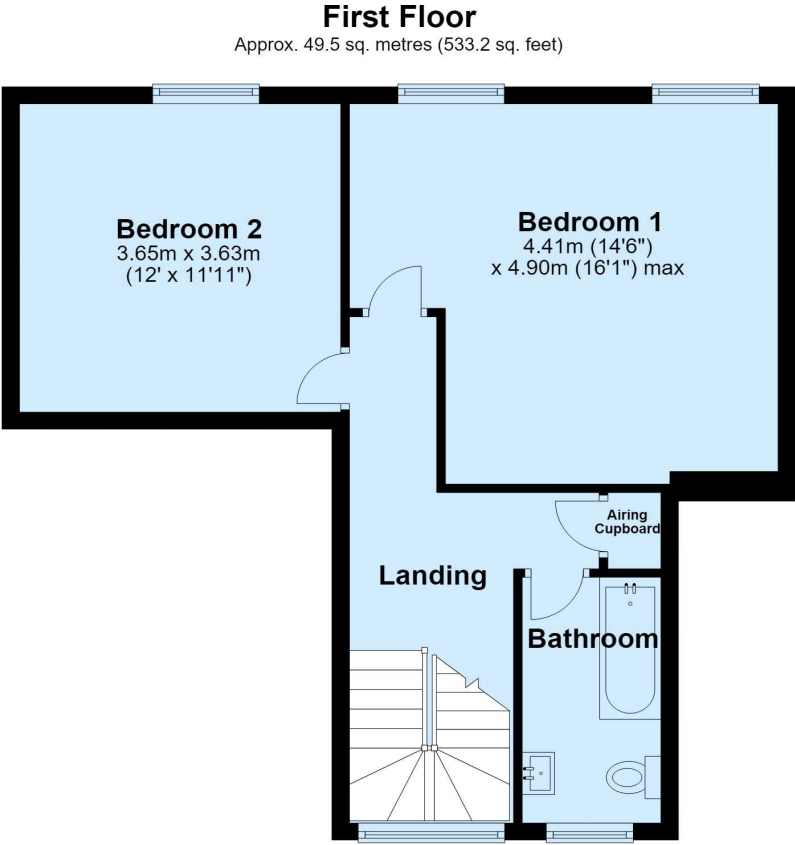
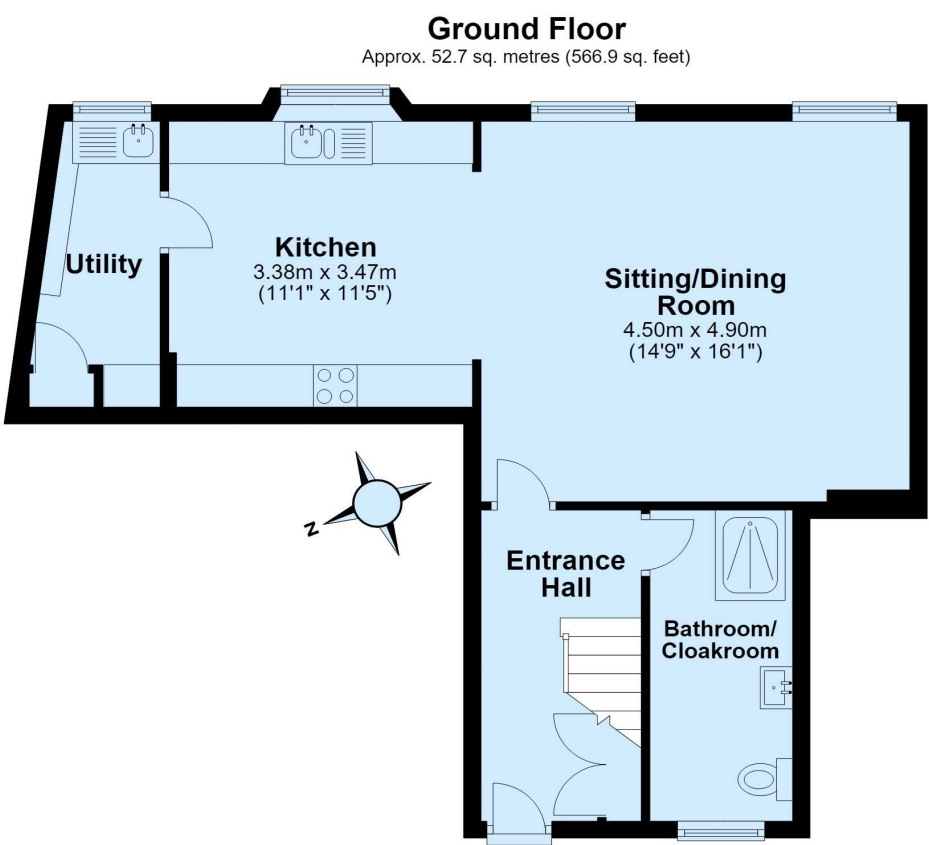
From our office in the centre of Fore Street, proceed in the direction of The Yacht Club. The entrance to the property will be found on the right-hand side, almost immediately opposite the steps leading down to the Ferry Inn and the passenger ferry.

Viewing

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



FLOOR PLAN



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)



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