

4 GRAFTON TOWERS MOULT ROAD



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

4 GRAFTON TOWERS

Grafton Towers is situated on the outskirts of Salcombe, ideally positioned midway between North and South Sands. From its slightly elevated, south-facing setting, the property enjoys breathtaking and ever-changing views across the mouth of the estuary, over the bar, and out to sea.

Flat 4 is a first-floor apartment offering spacious, well-presented accommodation throughout, with most rooms benefiting from stunning coastal views. At the heart of the home is a large and characterful open-plan kitchen, dining, and living area, filled with natural light from a striking picture bay window.

There are three bright double bedrooms, two of which feature en suite facilities, while a separate family bathroom serves the remaining bedroom.

Outside, residents have access to beautifully maintained communal gardens and a shared laundry area equipped with washing machines and dryers. The property also benefits from a garage and dedicated parking.

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.



PROPERTY DETAILS

Property Address

Flat 4, Grafton Towers, Moulton Road, Salcombe, Devon, TQ8 8LG

Mileages

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

Services

Mains water, drainage and electricity. Communal LPG supply. Gas central heating to radiators.

EPC Rating

Current: 80, Potential: 82

Council Tax Band

E

Tenure

Share of Freehold

Authority

South Hams District Council

Key Features

- Stunning sea views
- 3 Bedroom apartment
- Spacious open plan kitchen/dining/living area
- 1 Bathroom, 2 shower rooms
- Landscaped communal gardens
- Sought after location close to the beaches
- Garage and parking space
- Potential for balcony subject to necessary planning permission

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 the centre of Salcombe, proceed along Cliff Road. After passing the Salcombe Harbour Hotel, fork left to stay on Cliff Road. Continue past North Sands and up the hill towards South Sands, then take a right turn at the T-junction partway up the hill. Take the first left onto Moulton Road. Grafton Towers will be found further along on the right-hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 88.8 sq. metres (955.4 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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