



5 Estura, Cliff Road, Salcombe

Guide Price £2,250,000

HARRIET
GEORGE



5 Estura

Cliff Road, Salcombe

- Fabulous waterfront position
- Luxurious specification throughout
- Sitting room with bioethanol fire and bespoke TV unit
- Media room with projector screen
- Panoramic estuary views
- Balcony with brand new decking and glazing
- Right to park at hotel and access to slipway
- New intercom system
- Contents available by separate negotiation
- Successful holiday letting history

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, 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 a short walk of the property.

Villa 5, Estura is part of a landmark development of ten luxury villas in one of the most beautiful and magnificent waterside settings in Salcombe. The position is simply perfect; right on the edge of the Salcombe estuary, overlooking East Portlemouth's beautiful sandy beaches and with panoramic views that span south west towards the sea and northwards looking into the tidal estuary itself.

Council Tax band: H

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



The villa is arranged over 3 floors with a magnificent top floor open plan kitchen/dining/living room which leads out to the balcony from where the wonderful water views can be enjoyed. Rustic cladding on one wall compliments the sleek contemporary fittings and this sociable space is perfectly designed for seaside entertaining.

The spacious master bedroom on the entrance level is well appointed with a generous en-suite shower room, fitted wardrobes and large floor to ceiling sliding windows which bring the glorious view to life. On this floor there is a second double bedroom and en-suite shower room.

The lower ground floor has two double bedrooms, one of which is currently used as a media room with projector screen and two full size single beds make this a flexible room, a family bathroom and separate utility room.

Presented to the highest specification throughout, Villa 5 is the perfect property for the discerning Salcombe buyer to relax and feel part of the enthralling ever changing and fascinating estuary and sea views.

The property has an established and highly successful holiday letting history and rental figures are available on request.

SERVICES

Mains water, drainage, electricity and gas.

DIRECTIONS

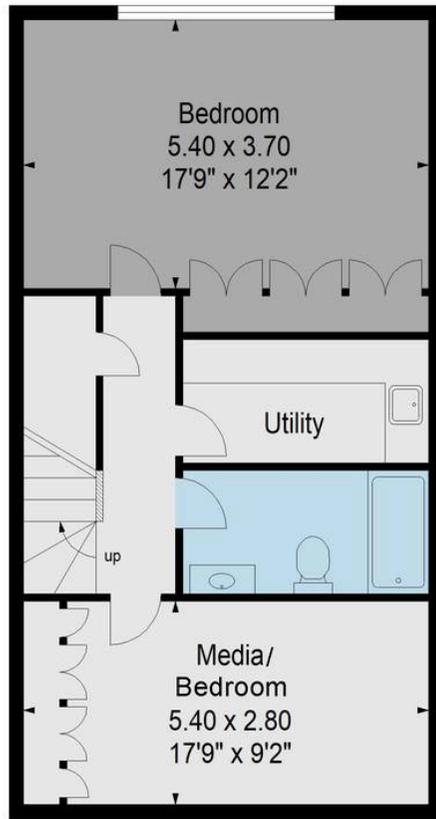
On entering Salcombe from Kingsbridge continue past the first crossroads along Main Road and follow this road around the side of the hill. At the next junction continue down the hill along Bennett Road which leads in to Cliff Road. The entrance to the Salcombe Harbour Hotel is on the right.



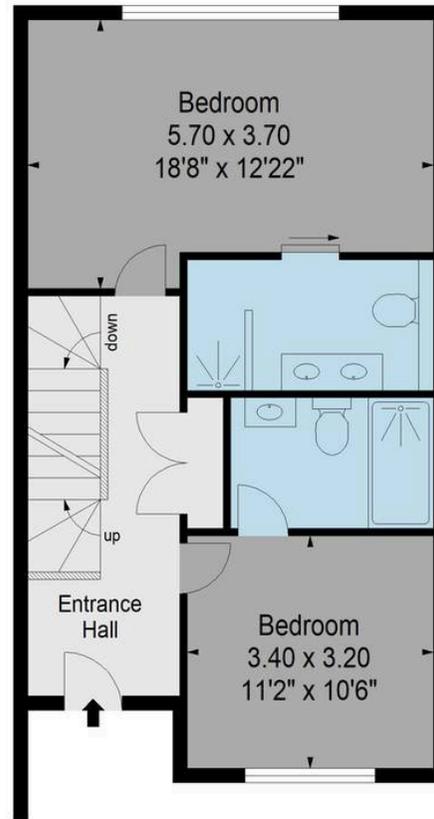




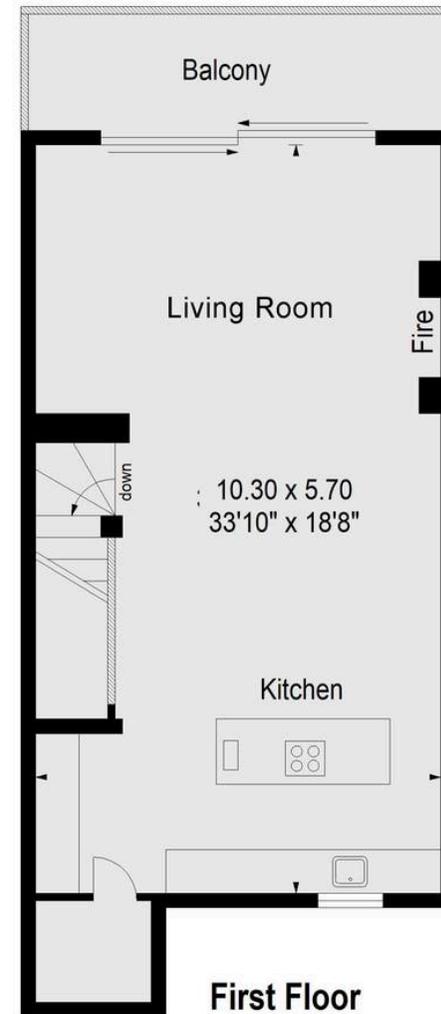
Approximate Gross Internal Area = 176 sqm / 1895 sq ft



Lower Ground Floor



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

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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.