

Topsail, 12a Bolt Head, Salcombe,
TQ8 8LL



Ref: 40686

Kingsbridge 6 miles, A38 Devon Expressway 15 miles, Totnes 18 miles (Paddington about 3 hours)

A bright and spacious 3 bedroom penthouse apartment with sensational uninterrupted views of the Estuary towards Salcombe and beaches on either side.

Guide Price £750,000

Topsail, 12a Bolt Head, Salcombe

SITUATION AND DESCRIPTION

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.

The Bolt Head is positioned on the outskirts of Salcombe and, from the site, there are breathtaking views up the estuary. Just below the property is the beach known as South Sands, where there is safe bathing, the possibility of launching a boat, some moorings managed by the Harbour Authority and a regular ferry service to the town centre. On the other side of the Bolt Head the tall cliffs and headlands are owned by the National Trust and a walk along the coastal path is thrillingly spectacular.

Following the demolition of a hotel, this magnificent site was redeveloped about 7 years ago to create 17 apartments and 9 town houses. Topsail is one of the larger apartments occupying a prime corner position within the building and enjoying not only the glorious estuary views, but also a fine view up the South Sands valley. The apartment has its own private entrance from a landscaped courtyard, and the bright and spacious accommodation has three double bedrooms, plus two shower rooms and a family bathroom.

ACCOMMODATION

Hall, Sitting/Dining Room, Kitchen, 3 Double Bedrooms, 2 En-Suite Shower Rooms, Family Bathroom, Balcony, Managed Gardens, Parking

GROUND FLOOR

Private entrance from the courtyard to:-

ENTRANCE HALL

Electric panel radiator. Staircase rising to first floor.

FIRST FLOOR

LANDING

Electric panel radiator. Walk-in cupboard housing Heatrae Sadia Megaflor hot water cylinder.

SITTING/DINING ROOM

A bright and attractive room with high vaulted ceiling. Double glazed French doors and gable windows opening onto balcony and giving fabulous views down to the beach at South Sands and all the way up the estuary to Salcombe Harbour. Side window with attractive views up the partly wooded South Sands valley. High vaulted ceiling. Cardean flooring. Electric panel radiators. Open-plan to:-

KITCHEN

Fitted with base and wall units. Granite work surfaces and upstands. Built-in electric oven and microwave oven. Neff four ring ceramic hob and extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine.

BALCONY

Accessed from the sitting room this decked balcony with glazed screen and metal handrail has amazing views over beaches and estuary.

BEDROOM 1

Lovely view down to South and North Sands beaches. Electric panel radiator. Built-in wardrobe cupboard. Door to:-

EN-SUITE SHOWER ROOM

Tiled shower cubicle. Vanity basin with cupboards beneath. WC. Partly tiled walls. Tiled floor. Electric shaver socket. Fitted mirror. Electrically heated towel rail.

BEDROOM 2

View down to the beach at South Sands and up the partly wooded valley. Built-in wardrobe cupboards and drawers. Electric panel radiator. Door to:-

EN-SUITE SHOWER ROOM

Double shower cubicle. Vanity basin with cupboards beneath and fitted mirror above. WC. Electric shaver socket. Electrically heated towel rail. Partly tiled walls. Tiled floor.

BEDROOM 3

East facing window with views over courtyard. Electric panel radiator.

FAMILY BATHROOM

Bath. Vanity basin with cupboards beneath and mirror above. WC. Electrically heated towel rail. Partly tiled walls. Tiled floor. Electric shaver socket.

OUTSIDE

Landscaped communal gardens and internal courtyard with areas for sitting and sunbathing. From one corner of the grounds there is a flight of steps which gives a shortcut down to the road leading to South Sands beach.

PARKING

Allocated parking space.

SERVICES

Mains water, drainage and electricity. Heating to electric panel radiators.

COUNCIL TAX

The property is currently business rated.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

POST CODE

TQ8 8LL.

FIXTURES AND 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.

TENURE

Leasehold for a term of 999 years at a peppercorn rent. Share of freehold through a management company. Service charge for 2013 was £2,600 approximately, covering costs of external maintenance of the building, communal grounds and buildings insurance.

HOLIDAY LETTING

As this property is holiday let there may be bookings that will need to be honoured and we can put any interested party in touch with the letting agent concerned.

VIEWING

Strictly by appointment with the agents, Marchand Petit. Telephone 01548 844473.

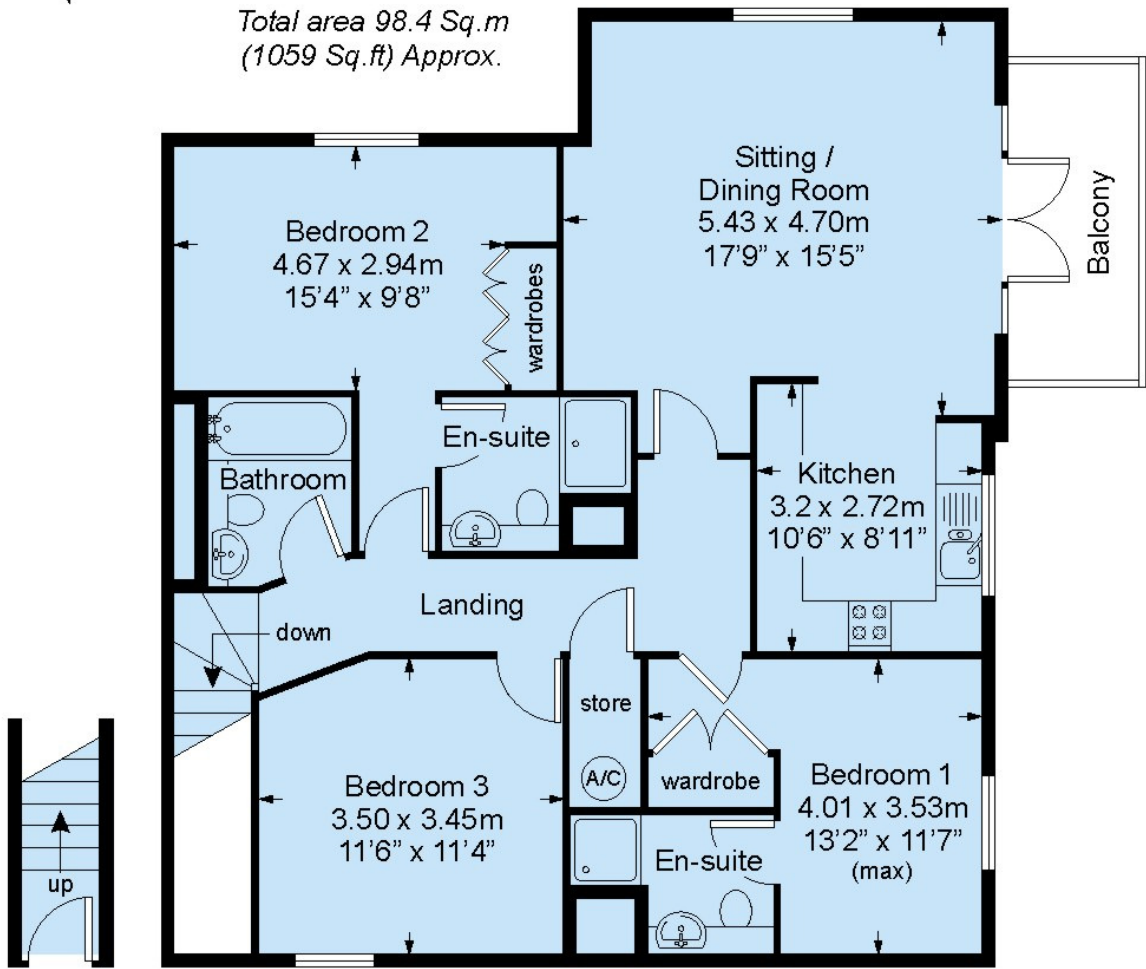
DIRECTIONS

Approaching Salcombe from Kingsbridge, turn off the A381 at Malborough village by going straight ahead at the crossroads into Collaton Road. Follow this country lane just over a mile following signs to North Sands. This road leads down a steep hill and on arriving at a T-junction turn right. Follow this road on down the hill and past South Sands beach on your left. Then follow the road as it turns sharply to the left and carry on up the hill for about 100 yards. The entrance to the Bolt Head will then be found on the right hand side, just before entering an unmade section of road.

NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate.



Total area 98.4 Sq.m
(1059 Sq.ft) Approx.



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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Totnes
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