

23A FORE STREET
SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

23A FORE STREET

23a Fore Street is a remarkable example of a beautifully appointed, large, split-level maisonette, ideally positioned in a prime location on Salcombe's Fore Street, right next to Whitestrand Quay. Set in the heart of the town, this desirable property is just moments from a range of shops and restaurants, and boasts spectacular views from both the dining area and the master bedroom, stretching across the Salcombe Estuary to the rolling countryside beyond. This stunning property also underwent a major refurbishment in 2022, further enhancing its undeniable appeal and charm.

The property is accessed via a private ground-floor entrance, with stairs leading up to the first floor where the main living spaces are found. A beautiful large sitting room featuring high ceilings and a delightful bay window with a built-in window seat — perfect for people-watching along the bustling Fore Street below. To the front, the spacious and well-appointed kitchen and dining room welcomes you in, drawing your attention to a standout picture window that frames glorious estuary views. Perfect for morning breakfast and evening relaxing watching the world come and go on Whitestrand Quay.

Upstairs, the second floor comprises two spacious double bedrooms with the same high ceilings and modern decoration. The master bedroom includes a beautifully finished en-suite shower room and a large picture window offering yet another breathtaking view of the estuary. The second bedroom has access to a stylish family bathroom. With windows in abundance this property embraces a warm and welcoming environment where you can enjoy the world outside from the comfort of your own home. A unique property in a unique location.

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

23a Fore Street, Salcombe, Devon, TQ8 8ET

Mileages

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

Services

Mains electricity, gas, water, and drainage.

EPC Rating

Current: 63, Potential: 76

Council Tax Band

E

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Stunning 2 floor maisonette with spectacular views across the Salcombe Estuary and beyond
- Conveniently positioned for easy access to the water
- Private entrance
- Beautifully presented throughout having gone through a major refurbishment in 2022
- Ideal lock-up-and-leave property
- Prime central town location on Whitestrand Quay

Fixtures & Fittings

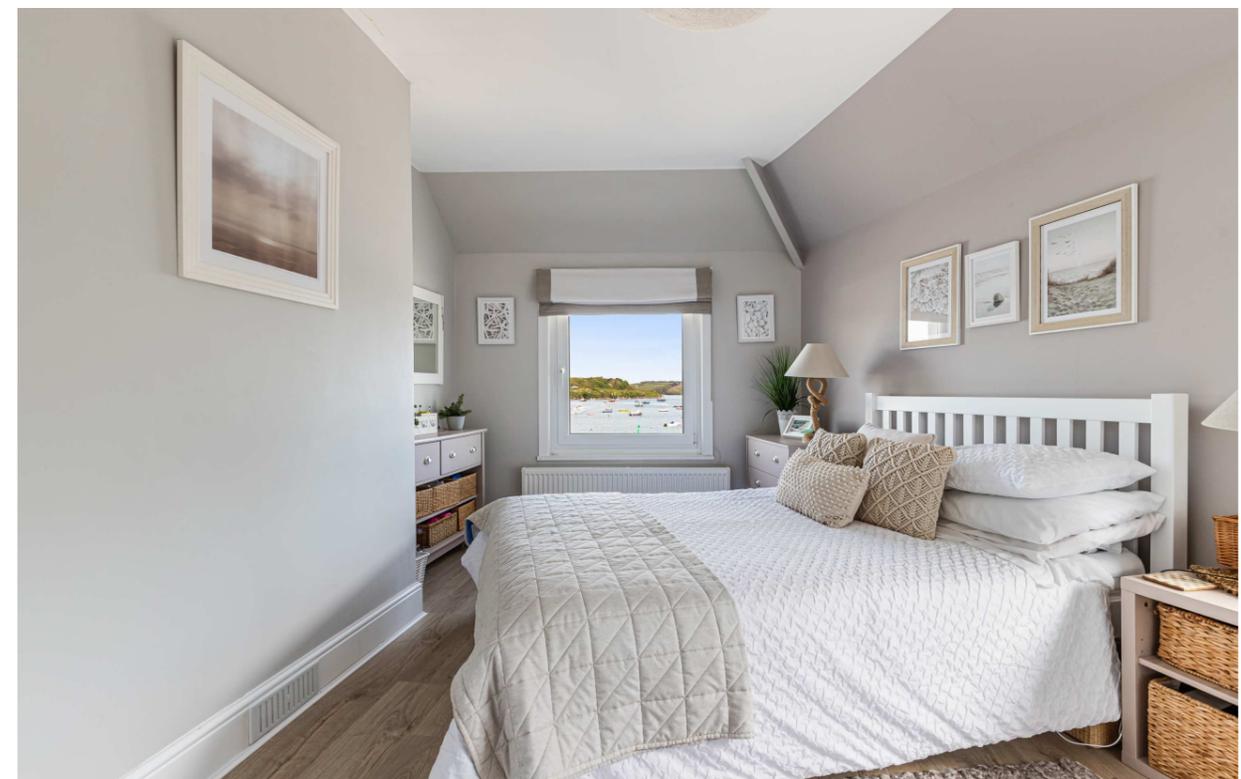
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

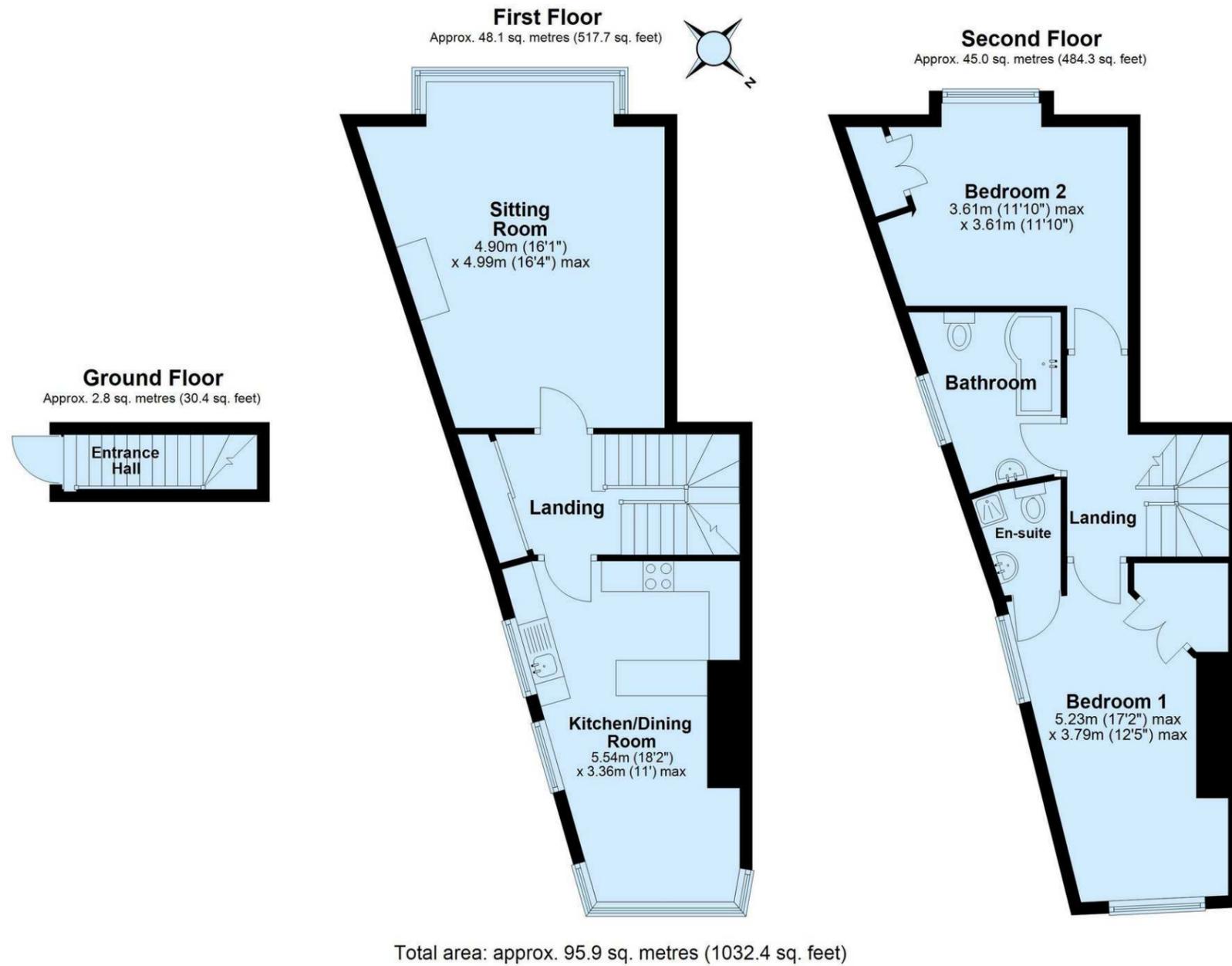
23a Fore Street is located directly next to our Salcombe office, accessed via the alleyway just before you reach the office on the left. At the end of the alley, the entrance can be found on the left, right next to Captain Morgan's.

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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590