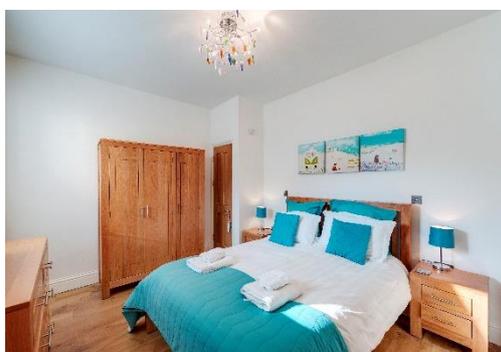


# £450,000

# FOR SALE

## 3 Bedroom Penthouse Apartment- Torcross

- ❖ Holiday let investment
- ❖ 3 Bedroom Apartment
- ❖ Beach location
- ❖ Private parking
- ❖ Projected income of £36k for 2021
- ❖ Potential gross yield of 8%
- ❖ Gas central heating



## At The Beach, Torcross

### Property Summary:

At The Beach is a stunning development of luxury holiday apartments on the site of what was formerly the Torcross Hotel. The development is situated on the beach on Torcross, and attract a healthy income due to the location and standard of finish throughout. Number 16 is a penthouse duplex apartment with sea and ley views and benefits from gas central heating and private parking.

### About the Area:

An Area of Outstanding Natural Beauty, the coastal village of Torcross can be found nestled between the freshwater lagoon of Slapton Ley and the three mile shingle stretch beach that is Slapton Sands. Unique in its geography, Torcross is a coastal village like no other and enjoys beautiful scenery from every angle, making it the ultimate escape for history fanatics, nature enthusiasts, those that love the great outdoors and food lovers. Conveniently situated between the market towns of Kingsbridge and Dartmouth, it's the perfect bolthole if you're looking for an authentic South Devon coastal experience, with easy access to the rest of the region and all it has to offer. The excellent facilities at Torcross make it a popular destination with families, dog owners and also those with additional accessibility requirements, and as such, it is a thriving village all year round.



Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685** [www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

A rare opportunity to purchase a purpose built luxury holiday let Penthouse apartment at Torcross. With projected income for 2021 of £36k it makes a perfect holiday let with potential gross yield of approx 8%.

**The Property;**

At The Beach is a stunning development of luxury holiday apartments on the site of what was formerly the Torcross Hotel. The development is situated on the beach on Torcross, and attract a healthy income due to the location and standard of finish throughout. Number 16 is a penthouse duplex apartment with sea and ley views and benefits from gas central heating and private parking and comprises;

Access from the rear of development with private stair case leading to front door  
Part glazed wooden front door leading to entrance hall

**Entrance Hall;**

Solid wood flooring, radiator, and wall mounted video entry system. Open plan wooden staircase with glass balustrades and inset LED lighting to floor. Doors to;

**Bedroom;**

Large double bedroom with window, solid wood flooring, radiator, and built in cupboard. Door to

**En-suite;**

Contemporary modern suite comprising jacuzzi bath with shower over, WC, and wall mounted basin. Tiled walls and flooring with wall mounted towel warmer.

**Downstairs cloak;**

Modern suite with WC and wall mounted basin, obscure window, storage area. Door to

**Utility area;**

Workspace with shelving above, washing machine

**Kitchen and Living Area;**

French doors lead to the main living area. Finished to a high standard with solid wood flooring and large bay window area with sea views. Kitchen is finished to a very high standard with contemporary finish and integrated NEFF appliances including oven/hob/extractor, coffee machine and dishwasher

**First Floor;**

Bedroom;  
Good sized double bedroom with velux windows, carpeted, radiator .

**Shower Room;**

Contemporary modern suite comprising walk in shower, WC, and wall mounted basin. Tiled walls and flooring with wall mounted towel warmer.

**Bedroom;**

Good sized double bedroom with velux windows with views, carpeted, radiator .

The property is furnished to a high standard throughout and offers a ready made holiday let business with average annual income in the region of £36k, which represent a yield of approx. 8%. With a private car park and easy access to the beach and nearby cafes and pubs it has always been a popular location for holidaymakers, many of who return each year.

**Tenure;**

Leasehold. Approx. 987 years remaining. Annual maintenance charge of £1500 plus Insurance with a ground rent of £100 PA

**COUNCIL** South Hams District Council – TBC  
**SERVICES:** Mains electricity, LPG , water, sewerage

**TENURE** Leasehold  
**EPC RATING:** C

