

3 BOLT HEAD SALCOMBE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

3 Bolt Head | Salcombe Devon | TQ8 8LL

An immaculately presented apartment boasting uninterrupted panoramic views of the Salcombe Estuary, capturing the natural beauty of the coastline and offering the perfect vantage point to enjoy one of the most scenic outlooks in the South Hams.

The Bolt Head occupies an enviable position on the outskirts of Salcombe above the popular South Sands beach offering regular ferry service to the town centre. Beyond, the cliffs and headlands are owned by the National Trust, providing thrilling walks along the spectacular coastal path.

Apartment 3 occupies one of the most desirable positions within this former hotel, offering unrivalled views of the harbour and beaches. The property is accessed via the undercroft parking area, where either a small set of stairs or a lift takes you to the first floor and the apartment's front door. The apartment has use of the communal grounds, visitor parking and EV charging points.

The property features two generously sized double bedrooms, including a master bedroom complete with a en-suite shower room and a second bathroom serving the rest of the apartment making it perfect for guests. The open-plan living area provides plenty of space to relax or entertain whilst taking in the breath-taking water views. A well-designed kitchen is fitted with modern appliances and ample storage.

Finished to a high standard throughout, this apartment combines comfort and functionality in a sought-after location.

Salcombe Office

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24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water and drainage. Electric heating.
EPC Rating:	Current: C Potential: B
Council Tax:	Band G
Tenure:	Share of freehold
Service Charge	£4,300 approx per year
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Balcony with glorious uninterrupted water views
- Light and airy open plan living area
- Modern kitchen with integrated appliances
- 2 spacious bedrooms
- Family bathroom plus en-suite shower room
- Under croft allocated parking plus visitor parking and use of EV charging points
- Communal grounds
- Views over South Sands beach

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

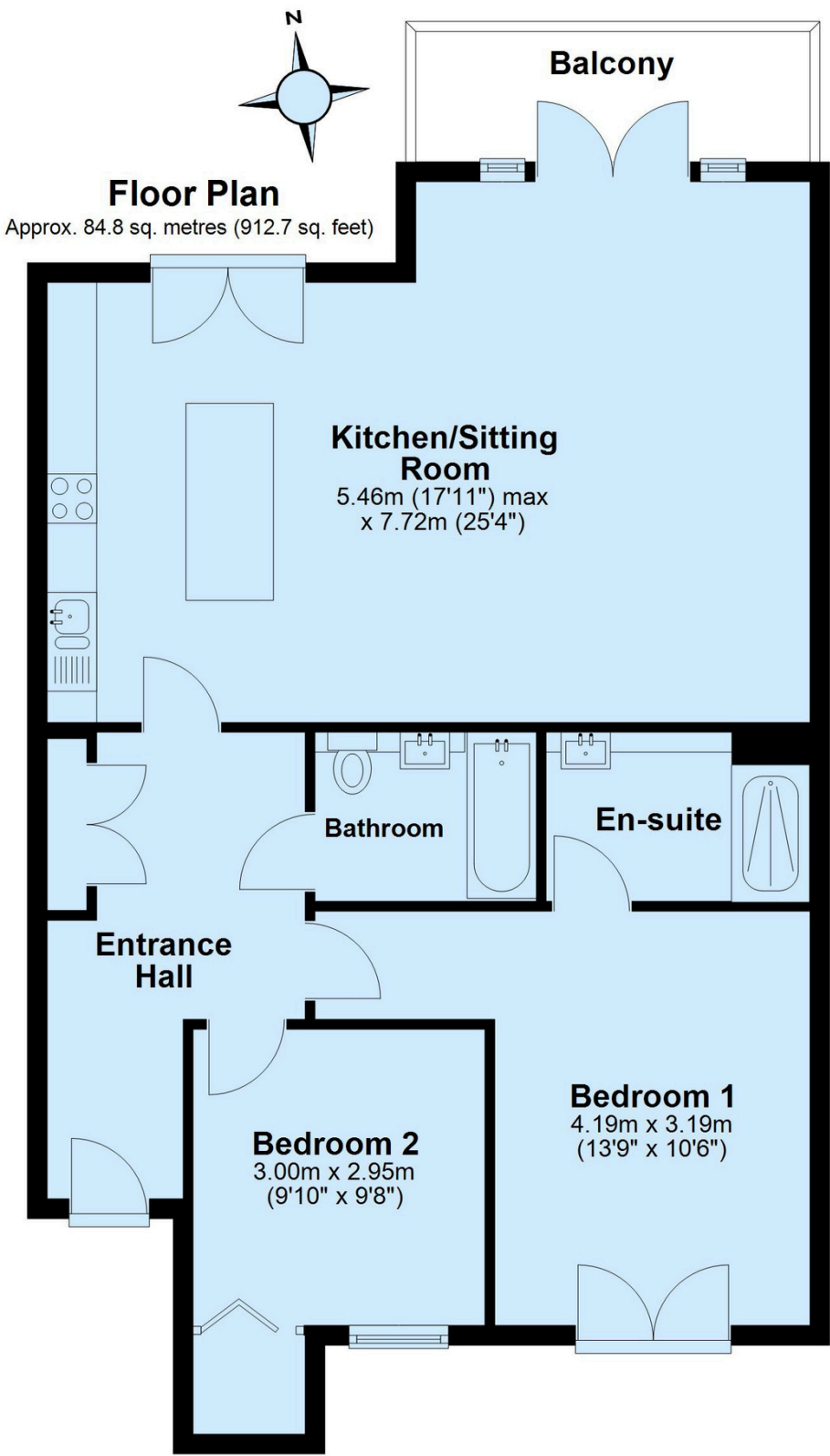
Approaching Salcombe from Kingsbridge, turn off the A381 at Malborough village, going straight ahead at the crossroads into Collaton Road. Follow this country lane for just over a mile, following signs for North Sands. The road then descends a steep hill, and at the T-junction, turn right. Continue to the bottom of the hill, passing South Sands beach on your left, then follow the road as it sharply turns left. The entrance to the apartments will be found 100 yards along on the right-hand side, just before the unmade section of road.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans



Total area: approx. 84.8 sq. metres (912.7 sq. feet)



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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.