



**Tor Church Road, Torcross**  
Kingsbridge, Devon TQ7 2EA

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## Tor Church Road, Torcross

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An immaculate 2 bed apartment in a truly stunning beach front location with magnificent views down the coastline towards Dartmouth and the surrounding countryside.

The apartment comprises entrance hall, shower room, 2 double bedrooms and the superb open plan kitchen/living/dining room. Most rooms have full length double doors with glass balustrades, allowing in plenty of light allowing you to take advantage of the fabulous views. Outside there is private parking.

Not only is this a wonderful holiday home but it also has a very successful history of holiday rentals and income.

Torcross is a picturesque village overlooking Start Bay midway between the historic town of Dartmouth and the bustling market town of Kingsbridge. It is set on a beautiful stretch of the South Devon coastline and is positioned at one end of a three mile stretch of beach known as Slapton Sands. Enclosed and protected by the beach, is a large freshwater lake and bird sanctuary. It is home of the family run Start Bay Inn, renowned for its fish and chips and traditional pub favourites, next door is the popular Torcross Boat House café/restaurant and close by The Billy Can café and retro sweet shop. Just under a mile away is the superb Stokeley Farm Shop with deli, tap house, garden centre and café which serves delicious cream teas plus much more.

### KEY FEATURES

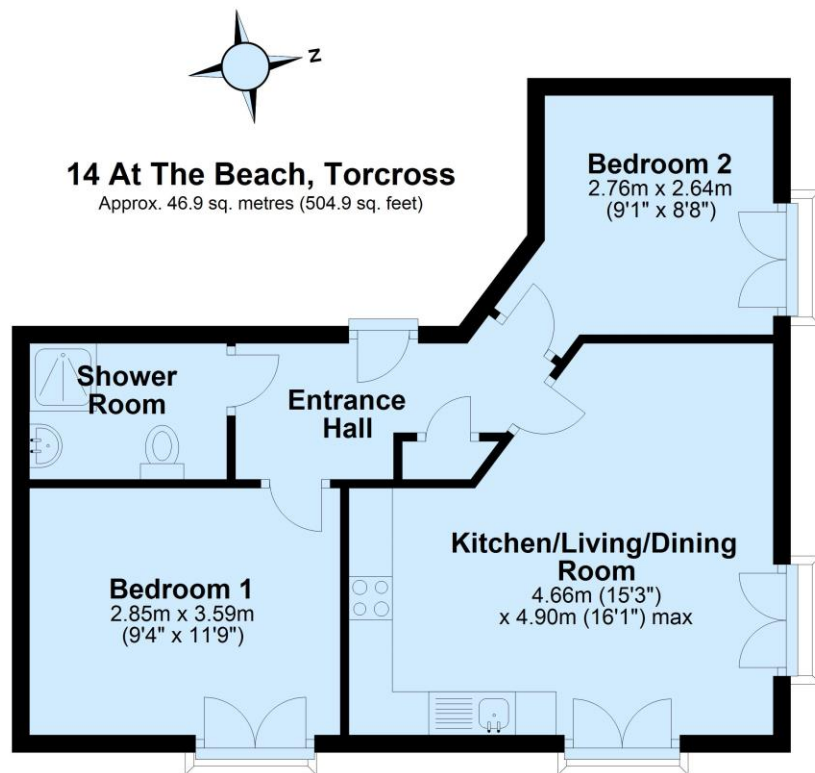
- Immaculately presented upper floor apartment
- Fabulous sea front location
- Large open plan kitchen/living/dining room
- Contemporary finish
- 2 double bedrooms
- Allocated parking
- Video intercom system
- Established holiday let

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC – C | COUNCIL TAX – BUSINESS RATED

### VIEWING

Very strictly by appointment only through Marchand Petit (Kingsbridge office) 01548 857588.

Marchand Petit, 94 Fore Street, Kingsbridge, Devon, TQ7 1PP Tel: 01548 857588  
kingsbridge@marchandpetit.co.uk www.marchandpetit.co.uk



Total area: approx. 46.9 sq. metres (504.9 sq. feet)

### TENURE

The Freehold is held jointly by the residents. Service Charge is currently £200.00 per month - this covers general maintenance of communal areas and the building structure, internet, waste disposal etc. Council tax is currently zero rated as a business holiday let - if used exclusively as a second home, there is a permanent residency restriction which exempts the property from the second home council tax premium. As such, it cannot be registered as a permanent residence.

### SERVICES

Mains electricity, water and drainage. LPG – combi boiler for hot water and central heating.



### DIRECTIONS

From Kingsbridge take the A379 towards Torcross passing through the villages of East and West Charleton, Frogmore, Chillington and Stokenham. On entering Torcross follow the road and at the left-hand bend keep right, passing the small triangle of parking spaces and At The Beach will be found just before the sea wall on the right-hand side.

### 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.

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