

FLAT 7, GLENTHORNE

SALCOMBE



Flat 7, Glenthorne | Devon Road Salcombe | TQ8 8HQ

Occupying a prime position in a sought-after location close to Salcombe's town centre and harbours, this generously proportioned three-bedroom top floor apartment offers breathtaking views across the estuary, town, and rolling countryside beyond.

The property is accessed via a spacious entrance hall that leads to all rooms. The light filled kitchen flows through to a charming living room, where a picture window perfectly frames the spectacular estuary outlook.

There are three well-sized bedrooms, each offering comfort and flexibility, along with a family bathroom and a separate, practical WC.

Further benefits include an allocated parking space.

This apartment presents a rare opportunity to enjoy spacious living with outstanding views, just moments from the heart of Salcombe. Ideal as a main residence, coastal retreat, or holiday investment.

Salcombe is widely celebrated as a premier sailing and boating destination, set beside one of the most picturesque estuaries in the Southwest. The town's sheltered waters and stunning sandy beaches make it a haven for water sports enthusiasts, while its charming streets offer an excellent selection of independent shops, cozy pubs, and outstanding restaurants. Whether you're seeking adventure on the water, scenic coastal walks, or simply a place to unwind and take in the breathtaking surroundings, this delightful cottage at number 39 offers the perfect base to experience the very best of Salcombe.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water, gas, and drainage. Gas combi boiler heating.
EPC Rating:	Current: D, Potential: C
Council Tax:	N/A
Tenure:	Leasehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

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

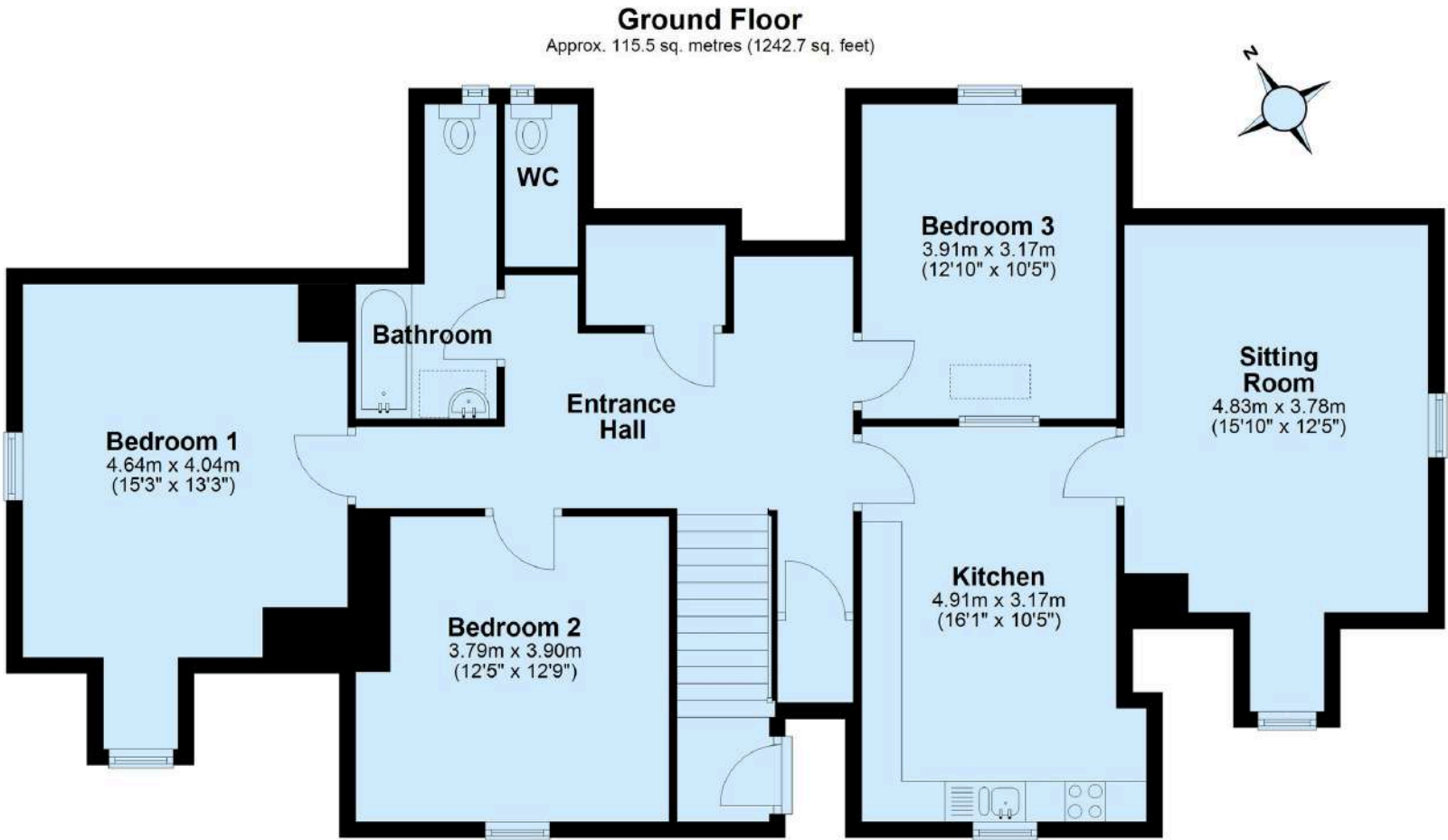
On entering Salcombe from Kingsbridge, follow the main road past the first crossroads and around the hill. At the junction, bear left onto Devon Road. Continue for about half a mile, passing Newton Hill on the right. Glenthorne House is approximately 150 yards further on, on the right-hand side, with car park access just beyond the property.

Viewing

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



Floor Plans



Total area: approx. 115.5 sq. metres (1242.7 sq. feet)

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.

