

FLAT 4 RINGRONE

SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Flat 4 Ringrone | Sharpitor | Salcombe Devon | TQ8 8LW

Discover the charm of this delightful 2 bedroom apartment, set in a peaceful and scenic location with breathtaking estuary views. Just a stone's throw from South Sands beach and the National Trust property Overbeck's, this home offers the perfect blend of tranquillity and convenience, making it an ideal choice for a holiday retreat or a permanent residence.

Step inside to find a bright and spacious living area that exudes warmth and comfort. The apartment boasts level access and a private patio, perfect for unwinding and soaking in the serene surroundings. Residents also enjoy access to well maintained communal gardens, providing a lush, green space for relaxation.

With off street parking and a car port, everyday convenience is ensured. Embrace the tranquil lifestyle this charming property offers, where the natural beauty of the area can be savoured every day.

Don't miss your chance to own this serene haven. Contact us today to arrange a viewing and make this picturesque retreat your own.

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. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water, and drainage.
EPC Rating:	Current: F, Potential: C
Council Tax:	Currently business rated.
Tenure:	Leasehold
Service Charge	£4,200 per annum.
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Stunning views
- Tranquil coastal location
- Spacious living
- Two off street parking spaces
- Car port
- Short walk to the beach
- Ground floor level access

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

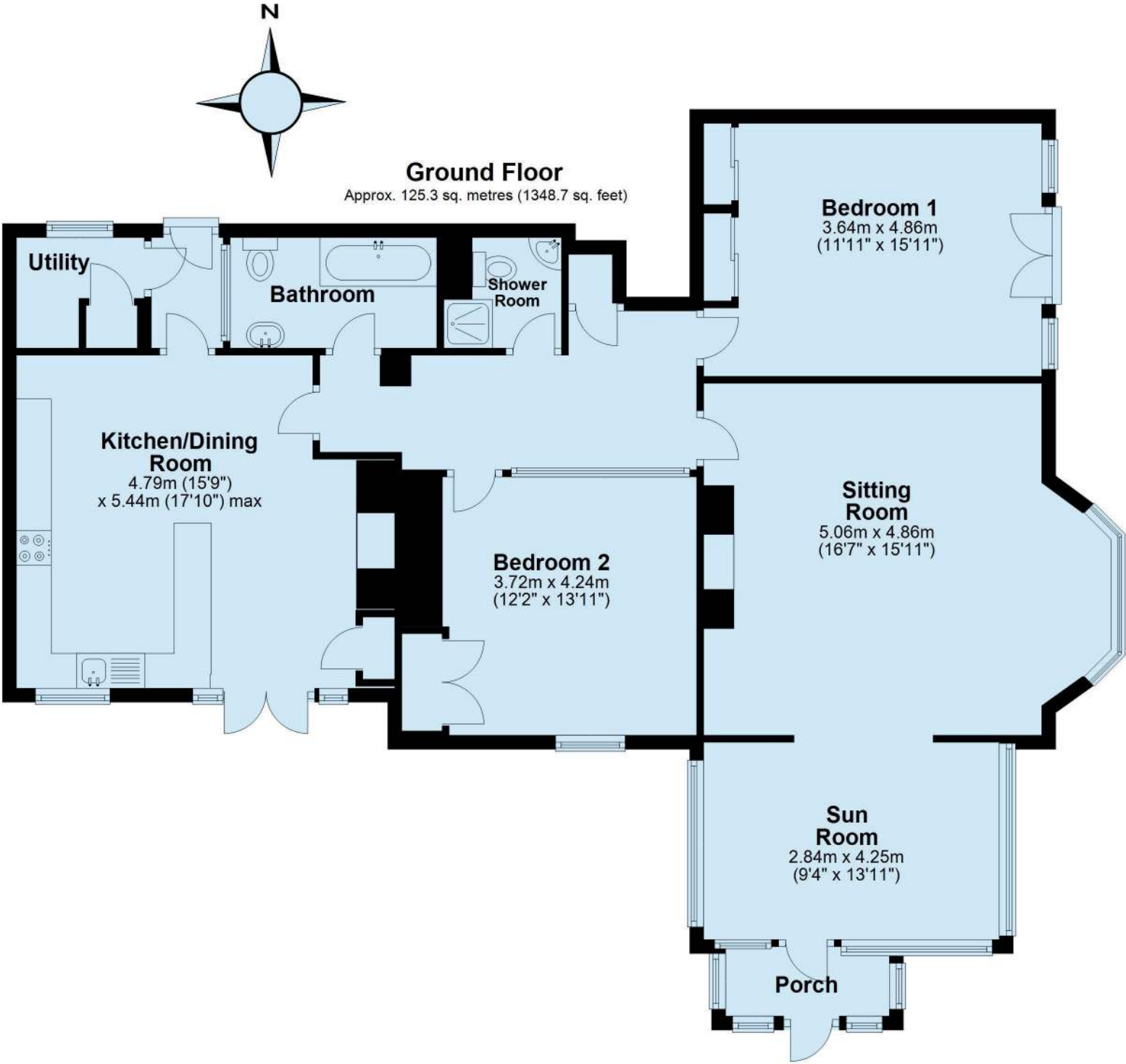
From Kingsbridge on the A381, enter Salcombe and continue past the first crossroads, following Main Road around the hill. Turn right at the next junction into Sandhills Road and follow it as it zigzags down to North Sands beach. Turn right, passing the beach on your left, and follow the road over the hill to South Sands Beach. Keep left, passing the National Trust parking hut. About 100 yards further, take the right fork. At the next hairpin bend, you'll find the entrance to Ringrone on your right.

Viewing

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



Floor Plans



Total area: approx. 125.3 sq. metres (1348.7 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.