



Torcross, Kingsbridge
Kingsbridge

Guide Price
£265,000

The Property

Accessed via the timber deck space to the front of the property and through the private entrance, you are welcomed into a bright entrance hallway leading to the modern, well-equipped kitchen, complete with space and plumbing for a washing machine and dishwasher, electric oven with extractor over and plenty of storage. The second bedroom is also situated on this level which is a good-sized double room currently used as a twin room. Also on this floor is a modern shower room with walk-in shower, WC and basin.

An internal staircase leads downstairs to the lower ground floor to the good-sized principal double bedroom, which benefits from built-in storage and a modern en-suite. The en-suite features a contemporary curved, double-ended jacuzzi bath with wall-mounted tap.

A further internal staircase continues to the first floor, where you will find a spacious living room with ample room for both comfortable seating and a dining table and chairs.

The property is furnished to a high standard throughout and is set up as a holiday let, offering an excellent opportunity for those looking for a coastal retreat with established holiday letting potential. The private car park and easy access to the beach, nearby cafés and pubs make this a popular location with holidaymakers, many of whom return year after year.

Income Projection

Luxury Coastal forecast that 17 At The Beach in Torcross will achieve a gross rental income in the following range:

Lower Expectation: £27,765

Upper Expectation: £30,850

This is based on the expectation of achieving 32 weeks of bookings, made up of weeks and short breaks.*

Additional Notes

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.





Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

The Location:

An Area of Outstanding Natural Beauty, the coastal village of Torcross is nestled between the freshwater lagoon of Slapton Ley and the three-mile shingle beach of Slapton Sands. The area is a popular destination for holidaymakers, many of whom return year after year, attracted by the stunning scenery, coastal walks and enviable location. There is something for everyone, with Torcross particularly popular with families, dog owners and those with additional accessibility requirements. The village offers an authentic South Devon coastal experience, while providing easy access to the wider region and all that South Devon has to offer.

Further Information & Services:

Tenure: Leasehold. Approximately 983 years remaining. Annual maintenance charge of £2,400 (paid at £200 per month), plus insurance.

Council Tax Band: Not applicable – the property is a holiday rental. Property is on business rates.

EPC Rating: TBC - the EPC has been ordered and is expected to be an A or B Rating given it is a new property.

Construction Type: Block built with cement cladding and render

Services: Electricity, gas, mains water and sewerage.

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

Broadband Availability: Superfast fibre available – speeds up to 53 Mbps (according to Ofcom)

Flood Risk: According to the Environment Agency, the property is in low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known

Restrictive Covenants / Rights of Way: Property can only be used as a holiday rental or bolt hole.

In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is related to a director of Kingsbridge Estate Agents.

*Luxury Coastal Disclaimer: Rental forecasts are provided to give an indicative guide of the earning potential of the property in a full calendar year once established. Projections are based on the current market conditions for letting in the area and Luxury Coastal's knowledge of demand and pricing potential based on booking trends.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 102.93 sqm / 1108 sq ft
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

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Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.