







4 Rosemount Court

Church Street , Salcombe TQ8 8QB

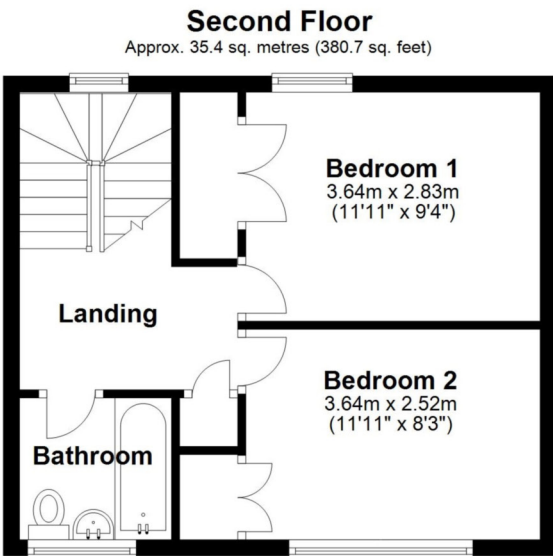
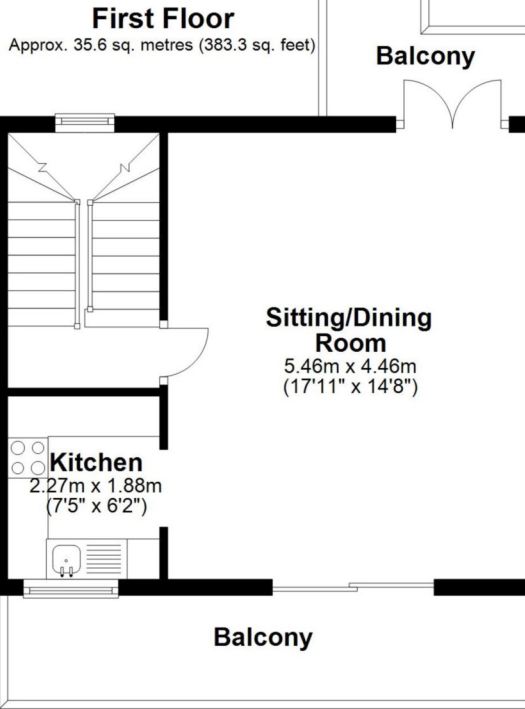
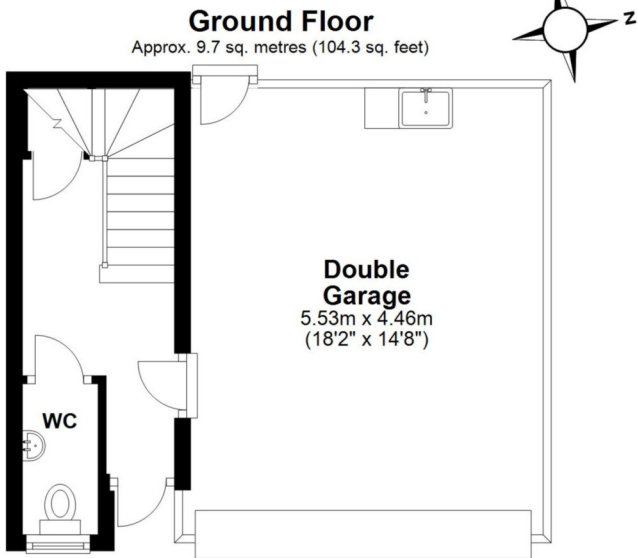
4 Rosemount Court is one of twelve properties in a gated community, conveniently positioned very close to Fore Street and the hustle and bustle of the town centre, yet in a quiet, private and elevated position.

The spacious property is arranged over three floors with the ground floor having a cloakroom and integral double garage with a Belfast sink and plumbing for a washing machine. Stairs lead up to the first floor where there is an open plan living area and well equipped galley kitchen with integrated stainless steel gas hob plus electric oven. Two balconies with French windows and sliding doors allows plenty of natural light to flood in making the accommodation feel particularly light and airy. The secluded outside space provides opportunity for dining al fresco. The second floor comprises two generous double bedrooms and family bathroom with shower over the bath.

All the local facilities are within very easy walking distance including numerous cafes, bars and restaurants, together with access to the water at Whitstrand and Normandy pontoons. Ferries run across the estuary to East Portsmouth, as well as to South Sands, giving access to the numerous sandy beaches and South West Coast Path.

A rare opportunity to acquire a well presented town house within a gated courtyard benefiting from a double garage and being within a stone's throw of the town centre.

- **Gated community**
- **Double garage**
- **2 double bedrooms**
- **Family bathroom**
- **2 balconies**
- **Open plan living/dining area**
- **Sitting out area**
- **Stone's throw from Fore Street**



Total area: approx. 80.7 sq. metres (868.3 sq. feet)



SERVICES

Mains electric, gas central heating from a combi-boiler in the garage, water and drainage.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

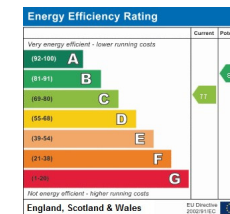
Leasehold, 963yrs remaining. The freehold for the property is held by Rosemount Management Company and each property has one share in the company (12 shares issued) The company is managed by its share holders. . Ground rent - £5 per annum, Admin is currently £120 per annum, Service charge - £100 per annum, There is also a sinking fund with a current annual deposit of £50.00 (per property)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090. (The main picture shows the entrance to Rosemount Court)



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